

COUNTRY LIFE

THE JOURNAL FOR ALL INTERESTED IN
COUNTRY LIFE AND COUNTRY PURSUITS. **ILLUSTRATED.**

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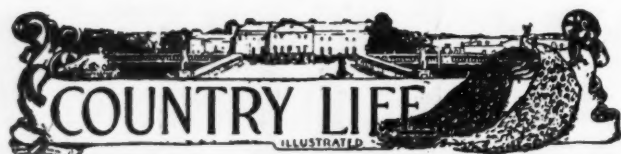
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LALLIE CHARLES.

THE MARCHIONESS OF EXETER.

Titchfield Road, N.W.



THE Journal for all interested in

Country Life and Country Pursuits

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The NORTHUMBERLAND PUBLIC-HOUSE TRUST.

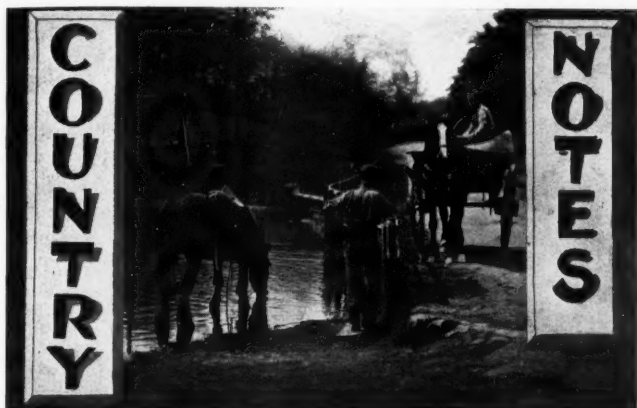
EARL GREY and a number of influential persons in the North of England have issued the prospectus of a company to which most of our readers will wish success, and to which some may think well to give practical support. It is called the Northumberland Public-house Trust. Its object is to acquire licences, either by purchasing existing houses, or, where the population is increasing, by acquiring such new houses as may be necessary for public convenience. These the company will administer on business lines, but with a limited profit, devoting all surplus money to acquiring more licences. The profit on the ordinary shares, of which £20,000 worth are now being issued, is to be limited to five per cent. The licences are to be regarded as a "trust to be used in the interests of the community," and the practical light in which the trust is regarded is thus set out: Liquor selling is not to be pushed, though the liquor sold will be good, and be sold (apparently) at the current rates, but the old victualler's business will be revived as a reality. Good food is to be obtainable at all the public houses controlled, as well as drink, and the salesmen are to have a bonus on all food sold profitably and on all non-alcoholic drinks.

Two points about this scheme more especially recommend it. It is a county scheme, with a local leader and a local object; therefore it is likely to be a success. It also recognises the absolute gift of a good thing—which is too often turned into a bad thing—made by any community, when it hands over, merely for a payment to the general revenue in the form of a licence, a monopoly of its own trade in a great commodity, and one which may do much harm if abused in the sale, to other people to make money out of. The accident which aroused Earl Grey's interest in the matter will be remembered. He applied for a licence in a growing neighbourhood where he had property, and found to his amazement that what he got for the asking was a monopoly worth £10,000 in cash.

This Northumberland experiment aims largely at controlling the sale of drink in industrial districts. But very satisfactory results have already been obtained in some few ventures of the kind in rural villages. Though country inns have improved owing to the action of cyclists' clubs, many are still far from being what is desirable, especially in the villages. The natural conclusion from the success of recent trials in a more genuine "victualler's" trade is that a village, now that it has its own local government, by its own nominees, might very well keep its public-house in its own hands, and apply the profits to its own use. It is practically certain that every village needs a house of refreshment; and everyone knows that such an inn brings good profits to someone. At present this happy person benefited is not the village publican, much less the village community, but in nine cases out of ten a brewer, or brewery company, at a distance. The company have bought the inn, and use the innkeeper merely as a servant to sell their beer, of whatever class they choose to supply. They are monopolists, not only of the sale of beer, but of all alcoholic drinks, and often of most of the tobacco, to be bought in the village. Probably there is not enough custom to admit of more than one inn, and if another is started, much harm is at once caused by the competition, stimulated by the rivalry, for the sale of drink. Decent men who have become innkeepers, taking the best house in large villages where there are several, say that under the present system they must keep a drinking bar and keep their house open to the last possible moment, or they could not meet the demands of the brewer. At the same time they and their wives have absolutely no time to spare from the counter to prepare food, lay a table, or encourage any of the custom in plain fare which might very well be remunerative were the drink business not forced.

Five shillings out of every ten spent in the house usually comes from the village itself; why then should not the community have the advantage of it? The Parish Council might take out the licence, and put in their own man on their own terms—this, we take it, would be somewhat on the profit-sharing system; half might go to the innkeeper, half to the parish, under an agreement in which the former would be able to use the means generally employed in the most respectable houses to please their customers, but which should be subject to the supervision of a parish committee; or a salaried manager might be employed. But it is well that the innkeeper should be something of an independent authority; he controls his house better. The committee's power of interference would be rather an assistance to him, as a mode of impersonally enforcing order. At present a village publican is often afraid of losing custom by stopping objectionable behaviour, but as a tenant of the parish committee he could always state that he was only obeying orders in stopping drunkenness and the disgusting language which thousands of decent village bonifaces have now to submit to hearing used before their wives and daughters, in order that the flow of "tied" beer may not be checked on a Saturday night. The unsatisfactory condition of the rural licensing authority has often been noted in these pages, and it needs some little public pressure and expression of opinion to get these matters altered. The main difficulty in the way is the large sums necessary for structure and furniture. Anyone who looks into an ordinary village inn knows how cheap and plain the furniture usually is; £100 would probably more than cover the valuation of everything under the roof. The house itself is generally old-fashioned, and seldom of any size, and £20 a year would be more than the average rent of such houses—apart from their value as licensed houses for visitors—the whole being bought and equipped solely with a view to selling drink, with the result that, in order to keep it going, the bar is kept open to all the village till ten o'clock every night, and the only house where a traveller can obtain a night's lodging and quiet, even with rough accommodation, is now noisy, rowdy, and unpleasant. It would, we think, be difficult to refuse a village council if it applied for the licence of the only inn. If that were received, the stock-in-trade could be obtained on credit from any large brewery or distillery firm, and the credit would be fairly long. But if the Northumberland Public-house Trust is a success, we shall see similar associations started in other counties. These trusts will be available either to take part shares with the village councils in the administration, or advance the money to float the inns, if the parishes are willing to conform

to their general principles. There is not, in the nature of things, any more reason to object to parochial trading in refreshment than to parochial trading in letting out parish lands to small tenants. In the latter case, there is generally very little security. But if the local men are allowed to manage such matters by a committee, in which their own reputation for good management is concerned, they very rarely make mistakes or risk money. They know the local needs and ways and means too well to do so. In the case of the commercial inn, they would also have the pleasure and credit of seeing the profits applied to village improvements.



WE do not concern ourselves with party politics in COUNTRY LIFE, but the Liberal Disruption is such an ordinary subject of conversation that it would be affectation to ignore it. One point that we would like some prophet or seer to clear up is who is to be the leader of the future? Many of the Old Light have rendered themselves impossible. Sir William Harcourt, though his youth appears perennial, must, like a well-known Shakespearean character, admit, "Old do I wax," and, besides, he has given up. Mr. Campbell-Bannerman has scarcely risen to the occasion. Mr. John Morley has gone back to his first love, literature, and Mr. Asquith is first of all a lawyer. Lord Rosebery—how shameless of the years to crowd upon a mind so gay and young—has let his chance slip, he is a *fainéant*. Sir Edward Grey alone remains, and he is too fond of his tennis-racket, his angle, and the other signs and symbols of rustic life to be ambitious. Yet to him the game is, if only he can play it. He is young enough to avoid those errors to which his elders cling like limpets, and old enough to speak with experience as well as energy. Is he, or is he not, to be the man of the future? We return no answer, because among our accomplishments prophecy is not numbered.

At Cardiff this week the Royal Agricultural Show is being held. We, of course, write this before the gates are open, so that it is impossible to say whether an improvement upon the unsatisfactory state of affairs at York will be shown or not. As far, however, as we can judge from the excellent programme that has been sent us, the Royal are learning something from their neighbours, and are taking pains to make the show more attractive than used formerly to be the case. For one thing, jumping competitions are down for each day in the week, and the rest of the arrangements strike us as being of more practical interest than has been the case in any of the previous shows of the society.

At the same time we learn with the greatest pleasure that satisfactory progress is being made in collecting the £30,000 required for the purpose of providing a show-yard near London. Something like £14,000 or £15,000 has already been contributed, which is in no small measure due to the excellent example set by the King, and the handsome contribution with which he opened the list. Having got so far, there seems to be no reason why the Royal should not succeed in attaining the end they have in view; and if, as seems evident, they are learning something from the past, and are endeavouring to make the annual exhibition bright and attractive, we feel no doubt but that a new era of prosperity will begin for them.

The death of Mr. Adalbert Hay is one of those calamities which is bound to excite very warm sympathy in this country. It cannot well be forgotten what a pleasant effect was produced when he was appointed American Consul at Pretoria, where he showed himself in every possible way a good friend to the English prisoners. About his death there appears to be something of a mystery. He was found lying unconscious before the window of his hotel at Newhaven at 2.30 a.m., and the theory is that, the night being very hot and sultry, he had been looking out and overbalanced himself. That is as likely as not what happened. It might very well be that up so late at

night he felt drowsy and fell into a slumber on the edge of the window. However, speculation can serve no good purpose. All that we know is that a very fine and promising career is cut short at the threshold, and one can well understand that his father is completely upset by the sad event.

We are glad to see that the Dean of Ripon has taken up the question of restricted families, raised *apropos* of the French Census by the Paris correspondent of the *Times*. Dean Fremantle widens very considerably the scope of the question by showing that the decreasing birth-rate is not the peculiar possession of France. In the United Kingdom, he points out that the birth-rate has fallen from thirty-five children per 1,000 of the population in 1875 to twenty-nine in 1900, and he remarks very justly that this is a new and strange phenomenon in England. But, what is still more startling, it implies a much more rapid decline of the birth-rate than that of France, where the process has gone on gradually throughout the century. Mr. Holt Schooling has shown that whereas in 1875 the birth-rate was 8.5 greater than in France, it is now only 6.8. What has kept us from realising fully this extraordinary state of affairs is that the decrease of the birth-rate has always been accompanied by a declining death-rate, which has now reached eighteen per 1,000. In other words, the average age of death in England is about fifty-five. Dean Fremantle holds that this is in all probability the furthest limit to which we can attain in this direction, and, if so, the effects of the decreasing birth-rate will soon become more manifest.

One of the most curious effects in this connection is the variation of the birth-rate in different parts of the Empire. In London it is twenty-nine per 1,000, in Westmoreland only twenty per 1,000, in Gateshead it stands at thirty-three, and at Huddersfield at twenty-two. Now Dean Fremantle, without going into the causes of this variation, which are well known to all who have given attention to the subject, ends with an ominous warning, well worthy the notice of his countrymen. "In the presence of these possibilities," he says, "is not the diminution of our race a crime against humanity and its author?" We are glad to know, at all events, that someone of weight and authority has directed attention to this serious omen of what, unless checked, may prove the beginning of decay in the Anglo-Saxon race.

Now that Mr. Hanbury has definitely committed himself to a milk standard of 3 per cent. butter fat and 8 per cent. other solids, it will be incumbent on the dairy farmers to look after their stock. True, a way of escape is opened by the retention of the phrase, "A presumption will be raised." Suppose a farmer could prove that the milk sold as it came from the cow contained only 2.75 of butter fat, would that convenient word presumption save him? We imagine it would not if it were proved that the cows regularly fell below the standard, otherwise the regulation would appear to be fatuous. There are many Dutch cows used to supply the London market, and some inferior Ayrshires and shorthorns (with a Dutch cross probably), that will not on an average yield milk of the quality demanded by the Department. We can scarcely regard it as a misfortune that it will be necessary to do a little weeding out among some of the dairy herds, although, of course, it will be a hardship if farmers are practically compelled, whether they like it or not, to keep Channel Island cows. As the standard adopted is that used by the Society of Public Analysts and the authorities at Somerset House, there is a "presumption" of its reasonableness.

Towards the end of June the hush of deep summer begins to fall on field and woodland. A cuckoo is still heard now and then, piping with a note that is changed, even a nightingale sings occasionally, but they are exceptions. Most have ended the days of their courtship, and of the dissolute cuckoos some will be winging over sea again, careless of the children they have left to a miscellaneous array of nurses. Most of the other birds too have ceased to sing, though the leafy woodland is full of chirpings and callings. On hedgerow and thicket the red and white wild roses remind one of Wordsworth's reference to "Flaunting summer when she throws her soul into the briar rose," but other woodland blossoms have faded, giving place to a deep restful green. Among the wheat and barley, however, there is more colour than the farmer likes, red of poppies, white of moon daisies, yellow of charlock, all equally sweet to the eye of the landscape lover, but not so acceptable to the matter-of-fact agricultural mind, which loves the billowy wheat more than the wild weeds growing in it. And he is complaining that crops are more than a little stunted this year. The hay, where it has been mown, has not yielded well, and the look of the corn is not such as to rejoice his heart.

But many people have noticed a characteristic of the summer that is almost as serious as a failure of crops, and this is a disease which has broken out among forest trees. The outward and visible signs of it are a drooping of the leaves, which

begins at the top and gradually creeps downwards, producing in its first stage an unhealthy appearance, and then causing the foliage to wither and drop off. Oaks seem especially subject to the attack. We understand that a number of well-known experts are investigating the cause and nature of the disease. It seems to be due to a fungus; but the point to be determined is whether the fungus is itself the origin of the evil or merely a symptom, that is, a weakness in the tree may attract it. Hawthorns and other bushes have also been to a very unusual extent ravaged this year by caterpillars. Whole thickets of them have been divested of leaves altogether, and present a loathsome, cobwebby exterior, very different from the bright green they ought to wear. In fact, we do not remember ever to have seen the woodlands in a worse condition at this season, and it would be interesting indeed could experts unravel the causes. As far as insects go, the plague does not seem so bad as it was a few years ago—1894, we fancy, but are not quite sure of the date.

In last week's *Spectator* there was a letter from Mr. Rudyard Kipling that deserves more than casual notice. It dealt with the formation and practice of a village rifle club, presumably upon the Sussex Downs. Not duke's son, cook's son, son of a belted earl compose the association, but a farmer's son, a trainer's son, a chemist, one of the coastguard, a blacksmith's assistant, a rural postman, a farm lad—all the varied assortment of men to be found in a seaside village meet at the butts to shoot with the rifle, as their great-great-grandfathers may have done in the spacious days of Queen Elizabeth to shoot with the longbow. And perhaps the best point is that they enjoy the game for its own sake, "because it is sane and healthy and quiet (infinitely quieter than a cricket match), does not knock our daily work to pieces or necessitate drinks before, during, or after; because it wakes up in us powers of whose existence we never dreamed of till now; and because it opens to us a happy new world of interest and ideas—things that men need as urgently as inland cattle need salt." Very excellently good words, Mr. Kipling, and we hope they will receive attention wherever it is possible to obtain a range.

The furious gale of Saturday last and of Sunday must have done incalculable harm to the cherry crop in the Kentish orchards. It was just about ripe in some early orchards and on trees of early kinds, the fruit just turning colour in other cases. But everywhere on Sunday the ground beneath the trees was covered with the ripe or half-ripe fruit, and the trees were still being lashed by the wind, though its force was by that time lessened.

It was rather disappointing to be told, on the good authority of Professor Ray Lankester, that we were to give up our pretty fancy of a five-horned giraffe. The ingenuity of the explanation—that the French telegraphist, with a Gallic humour, had turned a giraffe *sans cornes* into a giraffe *à cinq cornes*—was not a little admirable, and showed some imagination. But Sir Harry Johnston has put it all right for us again. The five-horned giraffe need not go the way of the unicorn—into the lumber room of childhood's myths. He is a reality. He lives in the Sanliki Forest, and though his neck is not as long as that of the true giraffe, he is a long-necked fellow none the less. It is hard to see the logic of a giraffe neck in a forest habitat. On a tree-studded plain, evolution worked logically in producing a creature with a neck to reach the branches. It appears that a condition of the new giraffe's existence is the absence of carnivorous animals, so defenceless is it, in spite of its five horns. Possibly, like the pigmies, this giraffe has been driven into forest depths from a more congenial habitat by pressure of unkindly circumstances.

It is said that we are soon going to cross the Channel, by the new method of turbine propulsion, in a very few minutes over half-an-hour, and the principle, moreover, is one that greatly reduces the vibration of the ordinary propelling screw. The trial of the new turbine boat, the King Edward, in Wemyss Bay last week was in every way satisfactory, the speed developed being reported as in excess of the estimate and contract, namely, something between nineteen and twenty knots an hour. There may be good promise in this for those of us to whom the present cross-Channel trip is a more than doubtful form of pleasure, but the speed of nineteen to twenty knots scarcely promises to take us to France in half-an-hour.

The increased care and attention generally given to pisciculture in its various branches throughout the country has shown result in the beginning of the "coarse fish" season. Everywhere it seems that the different kinds which pass under this uncomplimentary name are numerous and of good size, although the spawning season was rather a late one. The best May-fly fishing seems to have been on the Irish loughs,

but the wet-fly trout fishing on Scotch rivers has been very good, and a 10lb. trout is reported from the Awe—the river, not the loch—which is a notable fish.

From all accounts the heart of many a spring salmon-fisher in the North of Scotland has been saddened by the sight of grouse dead of disease. It is the greater pity, because the stock left was such a fine one. Pheasants have not been hatching out at all well; one does not quite see the reason. Perhaps it is that the dry, cold weather was unfavourable, as it has been unfavourable in Sussex—greatest of poultry-breeding counties—to the hatch out of the domestic chicken. Partridges, on the other hand, if the weather holds as it is at the moment of writing, and we do not get plumps of thundery rain to spoil prospects of hay and prospects of birds alike, ought to be very good this year. Of them, too, there was a grand stock left, and happily there is no epidemic disease anything like as fatal as the grouse disease to be feared for them. There is not a doubt that there is very much less disease on moors where birds are driven than where they are shot over dogs. Part of the reason we take to be the killing off of old birds, and part the diffusion of new blood effected by the driving.

All over the country it seems to be noticed that there are fewer than usual of the "summer migrants," as we call them in this country, visiting us this year. In one part the swifts seem most conspicuous by absence, in others the house-martins and the common "chimney" swallow, as it is termed. Elsewhere, the nightingale and all the warbler tribe, are few in number. The wheatears are not in their usual force on the Downs. It is not to be suggested that any mortality above the average occurred among them at the last year's nesting-time, when they were with us, and the inference is drawn that they must have been decimated by some cause unknown to us either in their winter quarters or in the course of their migration. On the other hand, it is possible that for some reason they may have preferred to stop at some earlier stage of their northward pilgrimage. It would be most interesting to learn whether they are noticed in numbers elsewhere such as would account for their comparative scarcity with us.

In one of our contemporaries an interesting account lately appeared of travelling beehives in San Francisco. An ingenious bee keeper hit upon the idea of shifting his beehives to suit the localities in which the spring flowers came. Thus, in the orchards of Sacramento and San Joaquin flowers came into bloom very quickly, and although he transported his bees early in the season, about April they began to fade, and then he brought the bees southward again. This will not be a novelty in the eyes of many British bee keepers. For the last half century it has been the practice in gardens situated at any great distance from fields of heather, to move the beehives to the hills during the time when the bloom is on, which, by the by, is exactly at the period when oats first begin to ripen for harvest. As in America, so in this country, it was not found practicable to do the travelling by day, as the heat, combined with the jolting, caused the honey to melt. These journeys, therefore, are usually made at night, starting after the bees have all finished their labours. Usually, the carts arrive at their destination about daybreak, and it is very curious to remark how soon the insects come to feel at home in their new surroundings. Within half-an-hour or thereabouts they have been seen returning to their hive with their thighs covered with pollen. Accidents, nevertheless, are by no means infrequent, since the journey has to be made along roads that are little better than ruts in a moor. The stumble of a horse may easily cause an upset. Generally there are from twelve to twenty hives in a cart, and one can easily imagine what hordes of insects would be ready to attack man and beast in the case of an upset. Long ago people used to carry their hives either on a donkey's back, somewhat in the fashion of creels, or even on a kind of hand-barrow. This idea, like many another of American origin, was really English in its inception.

It will probably be news to many of our readers that a team of Australian bowlers are at present touring in Great Britain. Bowling, although one of the finest games of skill ever invented, has not—at least of recent years—shared the same public favour as golf, football, cricket, and other pastimes regularly reported in the newspapers. For that reason, perhaps, the merits of the Australians seem to have been "blushing unseen." They appeared at Newcastle last week, nevertheless, and played against the Northumbrian exponents of the game, losing, it must be confessed, somewhat ignominiously. Notwithstanding, like the hero of the ballad, they might say they "hunted up and down a bit and had a rattling day." Sportsmen from other lands of any kind whatever are always welcome in the North of England, where sport is more of a passion than a hobby.

ASCOT: SHORN OF ITS GLORY.

FROM a social point of view Ascot has not existed this year at all. Society — real

Society—that portion which does not label itself with the word "smart" in inverted commas, is, like the Government of England, a limited monarchy; and if the head and front of Society does not make his or her appearance, or is not, at any rate, more or less directly represented by some member of his or her family, it is impossible, in the nature of things, that Society can undertake and carry through any social function whatever; and the sight of the Royal enclosure, blank, desolate, and unoccupied, was enough of itself to destroy the social success of the meeting. It was not that people stayed away—they did not; but they attended, so to speak, in their personal capacity, rather than as separate units combining to make a whole, and even their very dress advertised this fact to the world by its sombre shades and comparative simplicity. Everything, treated from a social point of view, was subdued. Everybody—at least everybody who mattered, for the population of a race-course is varied and the sections must not be confounded one with another—seemed to be visibly conscious of the peculiar circumstances which prevailed this year; and if, during the last

two or three months, outward signs of mourning for our late Queen have not been extraordinarily prominent, the spectacle of

the King's private stand and enclosure bare and desolate recalled the grief of the nation to the memory in no uncertain manner.

And since, as they used to say in the Latin grammars, these things are so, we may, both with propriety and benefit to ourselves, pass from the social aspect of the meeting to the racing; for, after all, even if there are numbers of intelligent people who do not allow themselves to entertain such a thought, Ascot is a place where races are run, and where the best horses compete against one another for the best prizes which the English Turf

has to offer. And at this stage it is necessary, nay, more than that, it is absolutely imperative, in the interests of racing and



W. A. Rouch.

CANTERING DOWN FOR THE HUNT CUP.

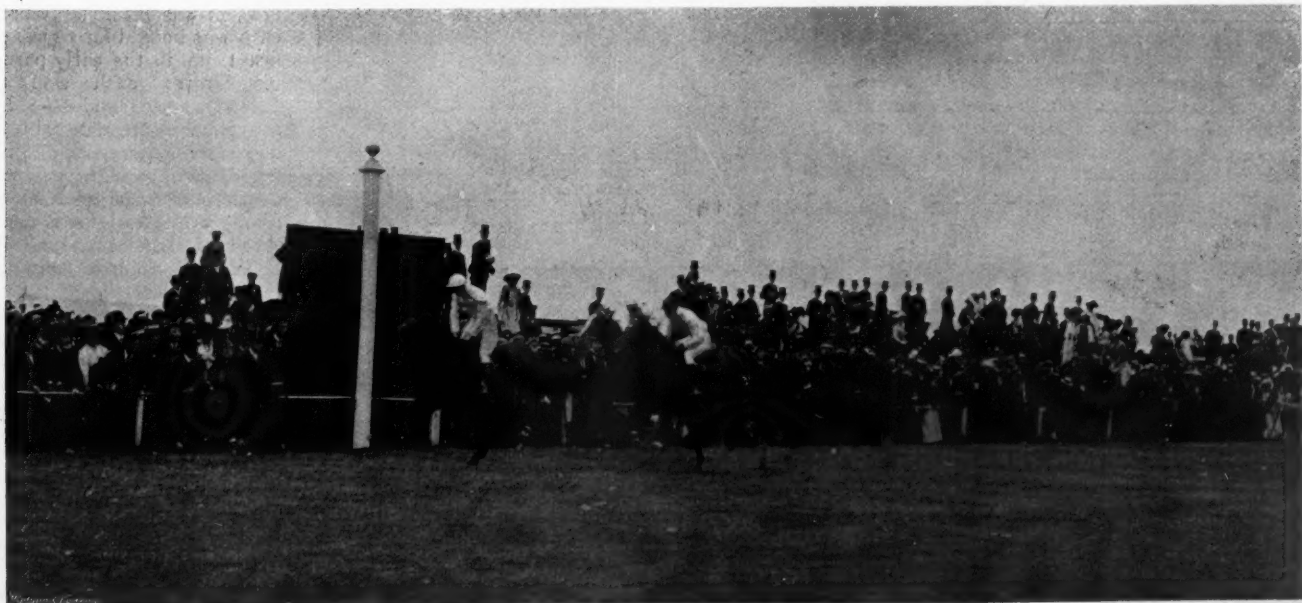
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SAN TOI LEADS THE PARADE.

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THE FINISH OF THE GOLD CUP.

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the interests of reform, to make the same statement which I have made so often in these notes before, namely, that, taking everything into consideration, the Ascot course is the worst prepared, the least cared for, and the most dangerous in the whole kingdom. When I say dangerous, I do not mean that its turns are dangerous, or that the course is intersected by ditches or honeycombed with rabbit holes, but that it is dangerous in a far more deadly way than this. It is dangerous because the risks which valuable horses, very valuable horses, take by galloping over its macadam-like surface are out of all proportion and all reason. It is true that, up to the time of writing these notes at any rate, no cripples have been heard of, but the fact that a kindly Providence and skilful trainers have succeeded in neutralising the danger does not render the existence of the danger itself any the less deplorable. Reform is in the air—enclosures are to be enlarged, winning-posts are to be changed, stands are to be altered, and number-boards are to be repaired; but the coming scheme of reform contains nothing which gives hope that the next Ascot Meeting will find the course any better. Looking over the sporting papers, I notice that one and all, from the most influential to the least significant, lift up their voice in monotonous and unavailing protest, as they have been doing for years and years, and as they seem likely to do for years to come. But, in spite of this disadvantage, the racing has been all that it should be; the best horses have been



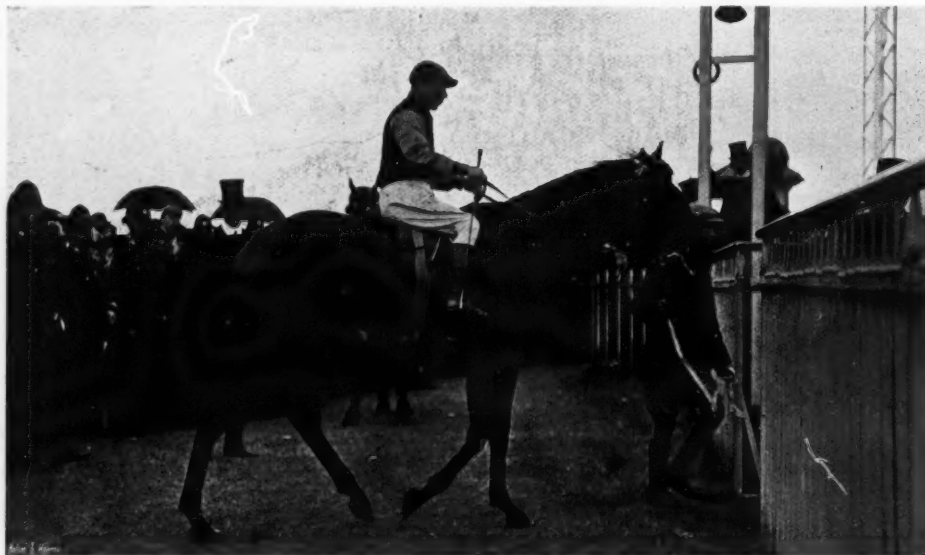
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SAN TOI RETURNING TO SCALE.

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running; "our friends the enemy," in the persons of Mr. Whitney and Mr. Keene, have tried hard to add one more to the numerous records of all sorts which they love to establish, and to take the Ascot Gold Cup to America.

Mr. Sievier has shown himself once more to be a shrewd and discerning person, and is proudly conscious that in Lavengro, Sceptre, and Duke of Westminster he probably owns the three best two year olds in England, and the best weight-carrier in England has secured the Cup for the land of his birth. It is impossible



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THE WINNER OF THE NEW STAKES.

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to avoid drawing comparisons between Victor Wild and San Toi, since they resemble each other in so many particulars. Neither

of them was fashionably bred; each was bought for an insignificant sum in the early part of his career; each won the Jubilee Stakes; and— But at this point the analogy breaks down, for Victor Wild, great horse as he was, never shone over any distance greater than a mile, while San Toi is one of those race-horses who seem to be able to compass any distance and still show no signs of failure or fatigue. From what I saw of the race, which was the usual amount that it is possible for a man to see at Ascot, it seemed to be of a muddling kind in its earlier stages. L. Reiff did not in this instance adopt the American method of galloping all the way. M. Cannon on King's Courier and Maher on Forfarshire were quite content to sit still and watch their companions, while Rickaby acquiesced tacitly in the general determination to canter, and



W. A. Rouch.

BETWEEN THE RACES.

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Scintillant solved the difficulty by refusing to try at all. When they rounded the last turn on the way home they had begun to race, and if ever a horse put his whole heart and soul into his work, Kilmarnock II. was that horse. Even the indefatigable William III. could not have struggled more gamely than the American animal did, and in a great degree these remarks apply to the hard-worked Forfarshire. But it was all useless, for San Toi had the heels of them throughout, and although, like many other great horses, including Flying Fox, he strongly objects to putting forth his strength unless the effort is really necessary, he always does make the effort at the right moment and in the right place and with the right result. One stroke of the whip was all that he received, and even this may have been a work of supererogation, and more in the nature of a reminder as to the character of the work in hand than an aid for its completion, and he won by a clear length. Then indeed did the gloom break, then for the first time since the opening of the meeting we forgot, each one individually and as an assembly, the shadow that was over the place, and we cheered wildly, with enthusiasm, and with whole-hearted joy; not with the high-pitched, nervous cheer of the successful gambler; not with the mirthless cheer of the obliging ignorant; but with the ringing cheer of the sporting patriot. For had not the best horse won, and was he not English every bone of him, and was not his trainer English and his owner English and his sire and his dam and all his family right back unto the beginning of things, and had not the flag of the invader been lowered and England kept

If the races for the Ascot Stakes and the Royal Hunt Cup lacked something of the distinguished international flavour which adhered to the race for the Gold Cup, they nevertheless showed good racing, and did not break the hearts of the careful students to such a great extent as they sometimes do. In the Ascot Stakes Sinopi beat what can only be called a very mediocre lot of horses, and in the Hunt Cup Stealaway succeeded in getting away from a number of distinguished winners after doing his best to spoil himself by swerving at the last moment. Looking down the list of the Royal Hunt Cup horses, it is impossible not to be struck by the large number of winners who ran. First of all we have Australian Star, of City and Suburban fame; Harrow, the brilliant but uncertain; Caiman, who beat Flying Fox once; Sibola, winner of the One Thousand Guineas; and Forfarshire, a Derby favourite, though not a Derby winner, of other days. Add to these Greenan, the great deceiver, Pellisson, the unfaithful, and Good Luck, who "never is, but always to be blest," and you see that Stealaway, even with the light weight of 6st. 7lb., is no mean animal. I suppose that there is no mile in England which is more severe than the New Mile at Ascot, and the number of horses who falter and fade away when they come to breast the hill at the end is very great. Stealaway himself did his utmost to lose the race, and it was only the indefatigable efforts of Childs, who pulled him together with rare skill, that saved the situation; and when riding of this sort is required, strong, vigorous



W. A. Rouch.

FORTUNATUS LEADS THE FIELD.

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her greatest race for herself? Even the Americans, forgetting their big loss, forgetting, with the generosity of true sportsmen, their own discomfiture, offered their hearty congratulations to those who deserved them, while the great army of people who do not go racing, but who are content to follow it up in the seclusion of their own homes, rejoiced exceedingly. I saw Persimmon win this race, and I have a vivid recollection of the great scene which occurred then, and although the demonstration was not perhaps quite of the same magnitude as the one which took place on that occasion, it did not fall very far short of it; and, putting aside for the moment Persimmon's year, the victory of San Toi certainly produced more genuine enthusiasm than the victory of any other horse since the institution of the race, and in the face of Mr. George Edwardes for the rest of the day was exhibited such delight and gratification that it may have well been taken as a model for a statue personifying human joy. But if America failed in the greatest of her many ambitions, and if England kept her own in this instance, America has little to reproach herself with, for the American victories form no inconsiderable portion of the whole. If Kilmarnock II. did not win on Thursday, what of his success in the Alexandra Plate, and what of Rose Tree, Sinopi, the Henry of Navarre filly, Elizabeth M., and their companions? If these were set against the failures of Spectrum and Kilmarnock II., I doubt very much on which side the balance would lie, for the spoils have been divided pretty equally.

riding on a beaten horse who is none too willing, there can be little doubt that an English jockey is the person who is the most capable of doing it. He may not be quite so rapid at getting away, and perhaps he is a little too anxious and fidgety sometimes, but when the crucial moment arrives, the old method tells over the new every time. Not that I wish to imply that we have nothing to learn from our American cousins in the art of horse-racing.

The two horses who did not do themselves justice in this race came from the unfortunate Kingsclere stable, of glorious memory, and, let us hope, of equally glorious future, and neither of them was really himself. The Raft was struggling against incipient influenza, and Good Luck, who I find out was not struck by lightning the other day, was about as amiss as a horse could well be and run in a hard race. It seems strange to look over the Ascot winners and see that none of them have the familiar name of John Porter attached to them, and almost involuntarily we wish that Sceptre, Lavengro, and Duke of Westminster had returned to their old stable; but of that, I am afraid, there is but little hope, more especially now that the "Duke" has proved himself about as good as Sceptre and Lavengro has established his reputation as a "good" two year old, if nothing more. But in racing, as in other things, the turn of fortune's wheel is only to be expected, and it certainly would not be beneficial to racing generally if all the plums came to one basket.

I have had occasion to mention several times lately the unprecedented activity of the Jockey Club this season, most of which is due, say the people who really know, to the personal influence of the King, and the veiled hints which I threw out last week with regard to various discussions and enquiries which have been and are being made owe their origin to the same source, and I think that the new rule affecting gentlemen riders has been put before him and received his approval. The rule in its projected form says that "no gentleman rider under the rules of the Jockey Club shall be allowed to

become law is, of course, patent to everybody, and it is just as well that it should be so, although it would be possible, if one may say so without irreverence, for the stewards of the Jockey Club to have found other matters more urgent and more important on which to expend their newly-awakened zeal.

The Ascot running seemed to prove—if, indeed, any further proof were needed—how absolutely useless the three year old form is this year. We find horses like Lord Bobs and Osboch winning races—at least, Lord Bobs ran a dead heat with Sonatura, which is near enough for the purpose—and we find Handicapper, the winner of the Two Thousand, lost to sight, and in many cases to memory also, down the course, while Floriform—the greatly-farced, much-injured Floriform—who could have been placed in the Derby if certain things had not happened, which, viewed in the light of subsequent events, means if he had galloped faster than he did—walked in behind a lot of very bad horses. But if Handicapper and Floriform have been discredited, and Veles and Fleur D'été have succeeded in making some show, William III. and Volodyovski stand out by themselves; and on the running of Veronese at Ascot William III. appears to be good, so that Volodyovski must be much better than all of these, and perhaps when I compared him with Flying Fox the parallel was not so far-fetched as it seemed to some people. One thing is certain—and it is comforting to note it before we say the last words about the Ascot Meeting of 1901—and that is that the Derby of 1902, and for that matter all the classic races of 1902, will possess much more interest than we have found in them this year. Duke of Westminster and Sceptre are two of the best horses that any race-course has seen for some seasons, and if they are both alive and well next June there will be a great race.

The heavy racing men have had rest this week, for the flag of the Northern Circuit has so few followers now that nobody thinks of either going to see the racing there or taking any serious interest in it if they stay at home, and Gosforth Park is purely local. The entries for the Victoria Cup have proved disappointing; but, after all, the interest in it is purely sentimental, and modern racing is not conducted upon sentimental lines. Racing does not leave enough margin to give sentiment much chance.

BUCEPHALUS.



Miss Alice Hughes,

THE BARONESS DIMSDALE'S DAUGHTER.

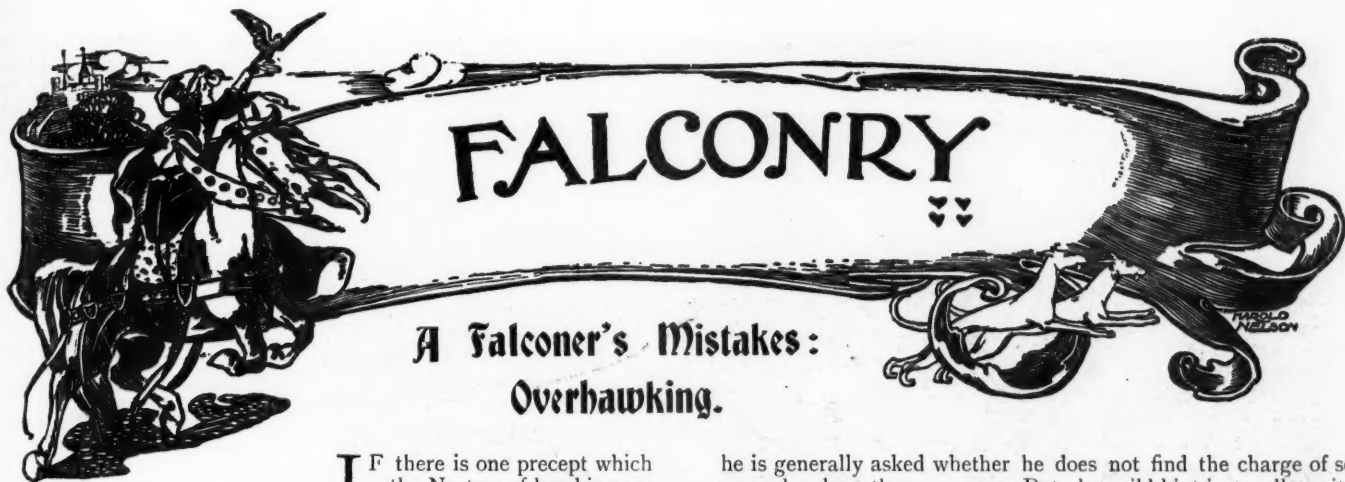
52, Gower Street.

bet," and puts them upon the same footing as the jockeys, which is only as it should be, and I do not think that the effects of this new regulation will be very serious. Taking the matter on the face of it, without dealing in offensive personalities or probing into private matters, we find that the number of gentlemen riders is very small, and that none of them are in a position which necessitates betting. If such a rule came into force under the rules of the National Hunt, I can quite imagine the consternation, nay the terror, which would prevail; but then the conditions which hold under the National Hunt Rules are very different indeed from those subject to which the flat-race meetings are conducted. In the one case, the stakes are often totally insufficient to do more than pay the expenses of running even the horse that wins them, without considering the unfortunate majority who do not win, while on the flat the stakes are sufficient to do anything which the winner of them may feel inclined to do in reason. That the new rule will

upon sentimental lines. Racing does not leave enough margin to give sentiment much chance.

Our Portrait Illustration.

THE portrait on our front page to-day is that of the Marchioness of Exeter, who was until a few months ago the Honourable Myra Orde-Powlett. Lady Exeter is the only daughter of the fourth Lord Bolton, her mother being the eldest daughter of the late Lord Scarborough. Lord Exeter succeeded his father in 1898 as the fifth Marquess. He is Hereditary Grand Almoner, and Custos Rotulorum of the Soke of Peterborough. Burghley House, Stamford, is the country seat of Lord and Lady Exeter, and their town house is 114, Ashley Gardens.



IF there is one precept which the Nestors of hawking are always dinning into the ears of their listeners, it is that they should not keep too many hawks. That their exhortations should often be set at naught is perhaps only to be expected, in a vainglorious age in which a new generation is possessed with the firm belief that it can do more things and better than ever were done before. The young falconer will do well, if he can, to get rid at once of this fond conceit, and not, like the amateur who wrote us a letter some few months ago, nurse the pleasant idea that by some new-fangled method he will improve upon an art which was twice as well understood in the Middle Ages as it is now. The tendency against which the veterans protest is not, of course, wholly attributable to vanity. Often a beginner, even if gifted with an amount of modesty which is exceptional to-day, starts at the outset, and by no choice of his own, with a larger establishment than he can properly manage. Occasionally, as it happened to one of our most energetic and sportsmanlike lady readers, some well-meaning friend has in a burst of romantic enthusiasm sent as a present, without due previous notice, a nest full of splendid young hawks, which, to afford their owner first-rate sport, needed only that simple but essential accompaniment—a professional man who could train them. Then there is the much more frequent case of the ingenuous youth who, fired perhaps by a perusal of Scott's novels, or a picture by Landseer, thinks that he would like to "take up hawking." Chance may have ordained that at the beginning of his summer holidays, or a little before, a nestling sparrow-hawk or merlin has been offered him for sale; and if one, then probably a whole family, including almost always three, and more often four, young ravenous creatures. Then, except in the rare cases where some friend of his will divide with him the cares of a foster-parent, he will have on his hands the whole responsibility of feeding and educating these troublesome charges during the time when they are most apt to be spoiled by any injudicious treatment. Probably the wisest thing he can do in such a case is, after letting the whole family out for a good while at "hack," to catch up the two which he thinks most likely to turn out well, and prolong the holiday of the others until they have learnt to fend for themselves and need not be taken up at all. It is far better, when the arduous labours of reclamation have to be undertaken, that he should concentrate his whole efforts on one pupil, or at most two pupils, than by attempting more to ruin the whole lot.

There are cases, however—and these are the most aggravating—where a falconer, or rather a hawk fancier, who has never killed a head of wild quarry in fair flight, persists in providing himself with as many birds as would be enough for two or three men of approved competence. When such a man as this is visited by a friend who knows more about the business,

he is generally asked whether he does not find the charge of so many hawks rather onerous. But the mild hint is usually quite thrown away upon him. He has almost perpetually before his mind's eye—and not without good cause—the possibility that he will make a failure with one or other of his pets. Then, thinks he, there will still be a chance that one of the others will turn out well. There is, again, the oft-recurring dread that one or more will be lost! In which case it will be so consoling to know that there is another or others in reserve. But, oh! most unwise man, if all are bad, what is the use of either the one or the other? And that they should be otherwise than bad you are making it every day more impossible. For the goodness of a trained hawk comes not by accident, nor by the gift of Nature, but by dint of persevering and skilled attention assiduously devoted to the task of training a well-bred subject. Some hawks, no doubt, learn much more quickly than others, and will always, if properly treated, show better sport; but if none are properly treated, how will any show good sport at all? Unless a large part of every day is set apart for the instruction of each hawk, it will not be possible

to ascertain even which is the best learner; and in proportion as more time is monopolised by the one which is supposed to be the best, so will the badness of the others be augmented, and the uselessness of keeping them on will be increased. An unskilled practitioner should remember first of all that to do well with any hawk he must sacrifice more time and trouble than an experienced man. It is hardly too much to say that at a first attempt an amateur must give up the whole of his available time to the care of a single bird. With professional falconers it is a different thing. They are paid to attend to the hawks, and not to do anything else. Moreover, no man blossoms out suddenly, as if by the magician's wand, into an Adam Woodcock; ten to one he has served a more or less long apprenticeship as under-falconer, or at least as falconer's "boy." The lessons then learnt, at a time when carelessness or neglect meant not only vexation, but punishment as well, place him on a different level altogether from the gentleman falconer. It is useless, therefore, for the latter to appeal, as he sometimes does, to a modern precedent for his unwisdom. "Oh, but the Old Hawking Club keep many hawks, and

not many falconers." How many amateurs of the calibre of the young gentleman who puts in this plea would go to make up one of the falconers who serve such a club as this? And what sort of difference is there between a servant whose masters are themselves accomplished sportsmen, and a beginner whose friends for the most part do not very well know a hawk from a hand-saw?

Why should each trained hawk take up such a lot of a man's time? What is there but to feed and fly her? Well, the interrogator will find out quickly enough if he sets about his work in the right way. This is not the place to set forth in detail the multifarious duties which fill up so much of the falconer's day—the tidying of the hawk-house, the preparation and removal of the



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bath, the care of live and dead lures, the making of imping-needles, jesses, leashes, and perhaps hoods, the purveying and apportioning out of food and castings, and occasionally of medicine, the examination of pellets, and the judging from various signs of the condition of the hawk. Then before the hawk is flown the conditions of flying must be settled. To find a partridge or a rook in a suitable place is not the simple and easy task which the outsider usually supposes it to be. Then what about lost hawks? Any day a flight may go out of sight, and if a kill has been scored, the victor and the vanquished must be found on the ground together by patient searching. If a hawk has checked at some distant and unwished-for quarry, the hunt for her is still more tedious and doubtful; and if she has raked away or taken to the soar, it may last for hours, and lead for miles out of the way. Then, when the falconer is scouring the country, lure in hand, what is to become of the second or third hawk which has not yet flown, and is spoiling for a flight? No; the man who is over-hawked may with good luck, and at the expense of great fatigue, manage to keep all his birds for a time in good working order; but sooner or later one of those unexpected mischances to which this sort of sport is peculiarly exposed will upset his most careful calculations. As he cannot divide himself into two parts, he will find that he must depute to someone else some important piece of work; and that

alter ego—perhaps from no fault of his own, but with the best intentions—will commit some hideous blunder entailing a fatal disaster. The difference which exists between a sole falconer and one with a single assistant is not to be measured in the ratio of one to two. It would be truer to say that two falconers together can manage four times as many hawks as one alone. Here the "division of labour," dear to the political economists, effects a saving as marvellous

as any lecturer could wish for his theme, for almost always when anything has gone wrong the trouble is with a single hawk; and if while one falconer is engaged in the search after a truant, or in nursing an invalid, the other can attend to the rest of the hawks, the situation is saved. So, also, if, when one of the two falconers is indisposed or has met with an accident, there is another to take his place, not much harm need be done. It is when "the eggs are all in the same basket," and everything depends on the presence and activity of

one man, that the danger of his being over-hawked is really formidable.

"Oh, but," says the obstinate young falconer (for all falconers are by the nature of things obstinate), "I want to have a lot of flights while I am about it, and not only the few that can be had with a single hawk." Well, even if this is the object, it is not so certain that a crowd of hawks will afford many more flights than a few good ones. Sir Henry Boynton killed more than twenty rabbits in one day with a goshawk, and Peter Gibbs took thirteen head of quarry with a single sparrow-hawk. Colonel Sanford has killed ten larks in a day with one merlin; and other instances might be found, if the records had been kept, where as big or bigger bags have been made in the hawking field. On all these occasions it has happened that quarry were plentiful, and were found quickly, in suitable places, and under favourable conditions of wind and weather. It does not follow that the sport enjoyed on these days was better than, or even as good as, from a sportsman-like point of view, when a much smaller bag was brought home. It is very unlikely that any such big scores would ever have been made at all unless the performer had been a hawk upon which long undivided attention had been bestowed during many hours when quarry were scarce and flights few and dangerous.

Look at the very small hawk in the illustration, which

is AFFORDING FULL OCCUPATION to three men determined that she shall develop into a good performer. No precaution is being omitted which can ensure for her an easy and successful flight. The man who carries her is down wind of the others, so that when the quarry gets up it is certain to be up wind of her. He has in his hand the hooked stick with which he will be able to frustrate any attempt on her part to "carry;" if she kills. Next to him is the younger man, arrayed in garments



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A FURTHER STAGE IS REACHED.

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which will not hinder him in putting his best leg foremost if the flight should be a long one. The third figure, lure in hand, is ready, as soon as the flight begins, to make tracks down wind so as to cut off the quarry's retreat, or at least mark where he has put in if, after ringing up wind, the fugitive turns tail in the opposite direction.

In the other illustration A FURTHER STAGE IS REACHED in the afternoon's proceedings. A lark has put in on the ground, or else has been marked down so accurately that the falconer is

sure that he is within a few yards ahead of him on the plain. The man with the lure has remained behind, halfway on the road which the fugitive must take if he makes for the nearest covert. Much nearer, but also well wide of the falconer, is the best runner of the party, ready to follow if the flight goes in his direction. If, on the other hand, it verges to the right, and in the teeth of the wind, the falconer himself will do the running, leaving the two others to keep a look-out in the other two directions in which the flight is most likely to end. Now in three minutes more there may be more than half a mile between each of the three men, all of whom will have to get together again before the little hawk has been picked up or taken down and a start can be made in search of a fresh quarry. Such operations, repeated six times or more, with long intervals of walking to and over the comparatively few parts of the down where a good flight is possible, mean the consumption of a good deal of time. And, taking one day with another, it will require nearly as many hours as most amateur falconers can spare to give even one merlin all the flying of a really first-class kind which is good for her.



WALTHAM CLIMBER NO. 3.

ALL forms of Roses have their special admirers, some preferring the flower of free, loose form, others one compact and shapely. We have often heard complaints of the bad shape of the flowers of Reine Marie Henriette, and this is so, but for effectiveness on a wall it is not so noticeable. If a really beautifully formed and fragrant crimson climber is desired, there is no more beautiful kind than the one under notice. The flower is as good as that of E.Y. Teas and quite as full; in fact, it is like having an exhibition Rose upon a wall when this beautiful kind is planted. Then, before the flowers appear, the foliage is quite a ruby red that is almost as beautiful as the blossom. The value of the vigorous Teas and Hybrid Teas is not appreciated. They are sometimes planted in unsuitable borders, and instead of flourishing, as they undoubtedly will in a well-prepared soil, they merely linger on and produce puny blooms and mildewed growths. It is far too often the case with the old Gloire de Dijon. What a number one can see just now a perfect mass of bloom, but not a flower of any merit, whereas, give this best of all old Roses a good liberal helping of nitrogenous food, and it will yield those splendid thick buds that are equal in beauty to the best of the Teas.

MRS. W. J. GRANT.

At no season of the year is this glorious Rose seen to better advantage than in the month of June. It is one of the earliest of the Hybrid Teas, opening even before the old-fashioned Roses, such as the Hybrid Chinese, Damasks, Mosses, etc. The beautiful rich pink of the shapely buds and splendid open flowers fades rather when cut, but this is often due to poor cultivation. If the plants are liberally fed, the colour is not only intensified, but well maintained when cut. Anyone desiring the best effect from this variety when cut should tie up the blossom with a piece of wool, leaving the outer row of petals free, and allow the tie to remain on the flower as long as possible. Then the magnificent petals unfold and reveal their rich colour. When the flowers are required for the table, tie them whilst still on the bushes in the morning, then cut them as late as possible, or they may be cut and placed in jars of water in a cool place until wanted. If not already in the collection, obtain the climbing form of Mrs. W. J. Grant (Belle Siebrecht), which is a grand introduction. One need not necessarily grow this climbing form as a climber. We have plants now some 4ft. to 5ft. high in pillar form, and they are smothered with flowers, every shoot producing a blossom, and a plant will yield fully four times the quantity of blossom that a bush or standard of the original variety will do. A row of this climbing variety across the kitchen garden, trained to a simple construction of stakes and wire, will enable the owner to obtain a plentiful supply of pink buds and blossoms with fine long stems. Doubtless most Rose-growers have observed the injurious effect which the constant cutting of long-stemmed Roses has upon the plants. To maintain them in a healthy condition, a double set of plants is advisable, so that one set may be given a rest in alternate years.

PEONIES FROM LANGPORT.

We have received a seasonable gift—a box of double and single Peonies from Messrs. Kelway and Son. This firm has made the Peony a speciality, and the writer had the pleasure of visiting the broad acres of flowers when they were in full beauty last year, a vision of colour impossible to describe—valleys of pink, white, purple, rose, and tints innumerable, acres embroidered with colours as pure and varied as in the Rose itself. The fragrance of the Peonies sent to us pervades the room. We hear much of the glorious colouring of these flowers, but little of their oftentimes sweet perfume. Among the varieties sent were Lady Alexandra McDuff (white), Countess Cadogan (pink), Lilla Mayo (white, pink tinted), Christina Shand (white), Angus Holden (red), Limosel (pink), General Buller (red), Lady Romilly (blush), Doris (pink), and Blanche Fitzmaurice (light yellow).

TRANSPLANTING GERMAN IRISES.

It is not generally known that the best time to plant German, or Flag, Irises is immediately after the plants have flowered, so in the course of a week or two preparations should be made. At this season there is leisure for the work. Iris germanica, to give the correct botanical name, is a beautiful flower for the garden, so much so that it is worth planting in masses, in some shady border may be, or on the fringe of woodland, where the flowers receive the benefit of half shade to prolong their beauty. It must be a poor spot that will not grow the German Iris. It is happy even in poor dusty town gardens, by some busy highway—that is, the type, the ordinary blue Flag, but the more delicately-coloured varieties are not so easily managed. We enjoy

the shimmering of blue in the shade of woodland and the silvery, pointed, sword-like leaves, which in themselves possess a simple beauty. Of recent years many beautiful kinds have been raised, and the writer has just had sent to him a series of interesting seedlings from Mr. Caparne of Guernsey, but for present grouping it will be wise to place chief faith in the old friends. In "Gardening for Beginners," the book recently added to the "COUNTRY LIFE Library," an excellent selection is given, and the following choice advised: Black Prince, a new kind with large, fragrant, and handsome flowers, with light purple standards and darker falls, with yellow markings in the centre—the contrast between the standard and fall is most marked; Asia's, a splendid kind, strong, with spikes 4ft high, and very large flowers, of which the standards are blue and the falls darker; Mme. Chereau, white, with soft bluish edges, much grown for market; Mrs. Darwin, standards snow white, falls white with violet reticulation, very pretty colouring; Pallida dalmatica, a glorious Flag Iris, perhaps the most beautiful of all, with tall stems of delicate blue, sweetly-scented flowers, and broad handsome foliage; Queen of May, pink and rose, a very quaint, pretty Iris; and Victorine, deep purple and white. The grey-white Iris of Florence, or the Florentine Iris, is, except the ordinary blue, the earliest of the race. It should be grown in quite a simple group, perhaps on the lawn or among dark-leaved shrubs. Coming, as it does, with the Oriental Poppies in May, it seems to be the herald of the large flowers of early summer. In the border, if of sufficient size to accommodate many things in one family, may be grown all the best of the flag-leaved Irises, beginning in May with the old blue German. This is quickly followed by the Florentine Iris, the pale yellow Flavescens, the magnificent pale blue Pallida dalmatica, and the others of the Aphylla, Amœna, and Neglecta families, whose flowers are for the most part of varied arrangements of purple, lilac, and white, and numerous garden kinds, derived from Variegata and Squalens, whose flowers are yellow and crimson and of harmonious mingling of these, with various tints of purple-bronze and smoke colour.

PAPAYER ORIENTALE CZARINA.

"S." writes: "This is a fine pink variety of the Eastern Poppy, a flower of great size and beauty, which helps to show the wonderful advances we have made in raising new kinds. It is a beautiful soft pink, but each petal has a fine black spot at the base like those of P. o. bracteatum. There are two directions in which raisers would do well to strive in selecting new varieties. One is to try to eliminate the black blotches altogether, and to have a stainless, self-coloured flower, or to work towards securing white blotches as in Mrs. Marsh; the other is to make the black blotches as bold and conspicuous as possible, instead of that vague, scattered marking so many of the flowers show. In Czarina these colour marks are deep and distinct. Altogether this new Exmouth variety of P. orientale seems one of the best Mr. Godfrey has raised. The evil of flowers like these is that they travel badly, so that unless they are seen in bloom in the garden it is impossible to judge of them properly. They should be cut in bud and allowed to open in water, which they will do, even with the bud far from the bursting point when cut."

CLEMATIS MONTANA.

We look with pleasure to the blossoming-time of this Clematis, familiar in all good gardens—almost too much so, as the flowers win praise from everyone who sees them, with the result that the plant is used here, there, and everywhere, and not always with discrimination. At the moment of writing this Clematis has rambled over an old gateway, and hung down its trails of leaves and blossom about halfway, a festoon of big starry white flowers, hiding almost every vestige of foliage. We wish this flower's beauty were less fleeting, for it is a matter of a week or two only, when all is over until another early summer returns and compensates for many months of somewhat ragged and unruly growth. C. montana is not pretty when out of flower, and that is the reason why one counsels moderation in its use. Many fail with climbers, even of the most vigorous, through not giving them a good start in life. Frequently they are planted when young and none too strong in borders filled with tree roots or against walls where Ivies prevail. To give all climbers a fair beginning it is needful to remove the soil to a depth of 1ft. or 2ft. and fill the place with good loamy compost. The pots should not be crammed with roots, but the plants just established, so that they are enabled to grow away without a check.

THE LYRE-FLOWER.

This is usually known as Lyre-flower or Bleeding Heart, and its botanical name is *Dielytra spectabilis*. It is a pity that a plant with flowers so fresh and delightful in colour should not be made more use of in gardens. This note is prompted by seeing several tufts in full bloom, at the present time, in a garden near to London. There is an impression that the *Dielytra* is tender, we presume, from its constant appearance in pots in the market and in the greenhouse. But it is prettier out of doors; the flowers are richer in colour, and the leaves of a better green, not having that forced look seen upon plants grown in much heat. At the time of writing, few hardy plants in bloom are more beautiful. Although a warm, light soil is frequently recommended as the most suitable for the *Dielytra*, we have seen it quite happy upon cold heavy clay, in which many strong-growing things are unhappy. The white *D. spectabilis* is poor; it is without the rich rose tinge of the parent.

A FEW GOOD SHRUBS IN FLOWER.

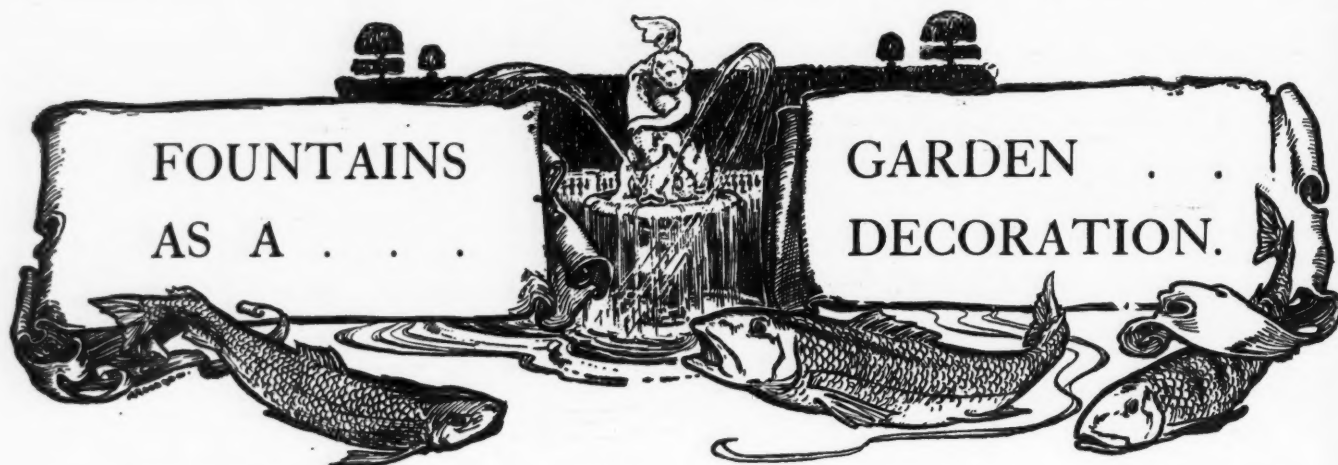
It is always interesting to receive notes from readers about the flowers in their gardens, and this list of a few good shrubs from "E. K." (Surrey) will be helpful: "In my Surrey garden, the soil a good medium loam, many interesting plants are in flower. *Exochorda grandiflora* (the Pearl Bush) has just passed out of bloom; its pure white flowers are beautiful beyond description. How strange it is that such a shrub, graceful in all ways, is not more grown. Perhaps it wants to be better known. Paul's double scarlet Thorn is a brilliant bit of colour; *Azalea occidentalis*, with its honey-perfumed flowers, is very fresh-looking with its almost bright green leaves; and in full bloom, too, are the Chinese Guelder Rose (*Viburnum plicatum*); the dark crimson-flowered *Weigela Eva Rathke*; *Berberis stenophylla*, *Mespilus Smithi* (Smith's Medlar), *Cytisus andreana*, a very well-marked variety, from seed; *Kerria japonica*; the single Jew's Mallow, not the intense orange double variety seen in many cottage gardens; *Laburnum Watereri*; *Pavia Brioti*, the best of the red Horse Chestnuts; *Rhodotypos kerrioides*, a graceful white-flowered shrub; and *Syringa chinensis*, the Rouen or Siberian Lilac."

WORK AMONG THE ROSES.

This is a season when Roses require careful attention. Insects are troublesome, cold winds sometimes curl up the leaves, and twice as many buds appear on plants as can properly expand. Give liquid manure about once a week when dry weather prevails, but it is needful first to give plain water. Roses against walls especially need watering occasionally. Gaps in the beds may be made good by plants from pots, those potted last October being the most suitable

for the purpose. The hole must first be made for them, the plant turned out intact, carefully placed in position, and the soil then filled in. Tread the soil on the bed carefully, and water freely, when flowers should be the result in early autumn. At the time of writing buds are swelling in profusion upon the many beautiful single and semi-double flowered varieties that bloom in early June. This is a glorious season of the year. The Bluebells have scarcely faded

before the early Roses are opening, and from this time onwards until the autumn it is possible to smell Roses in the garden. There is no mystery whatever in Rose culture. The writer planted 500 strong plants last March, representing the newest and most beautiful of the Tea-scented, China, and allied sections; sharp frosts occurred immediately after planting, 13d. g., 12deg., 9deg., 8deg., and so forth, and not a single one has died.



A FOUNTAIN may be nothing more than a natural fall of water, and in a grove or in wild woodland it is probably best left as such; but in dressed grounds something more can and should be made of it. Just as in the house we have been used to concentrate design about the hearth, so out of doors design has been focussed upon the fountain. Workers in stone and marble, in bronze, lead, and faience have all found in it a *motif* that gives the rein to fancy, and, consequently, the charm of a fountain is often quite as much due to artistic treatment as to the flow of water. It is the centre of interest. The pleached alley leads to it, and framed in shade it foams and sparkles from a setting of flower-beds.

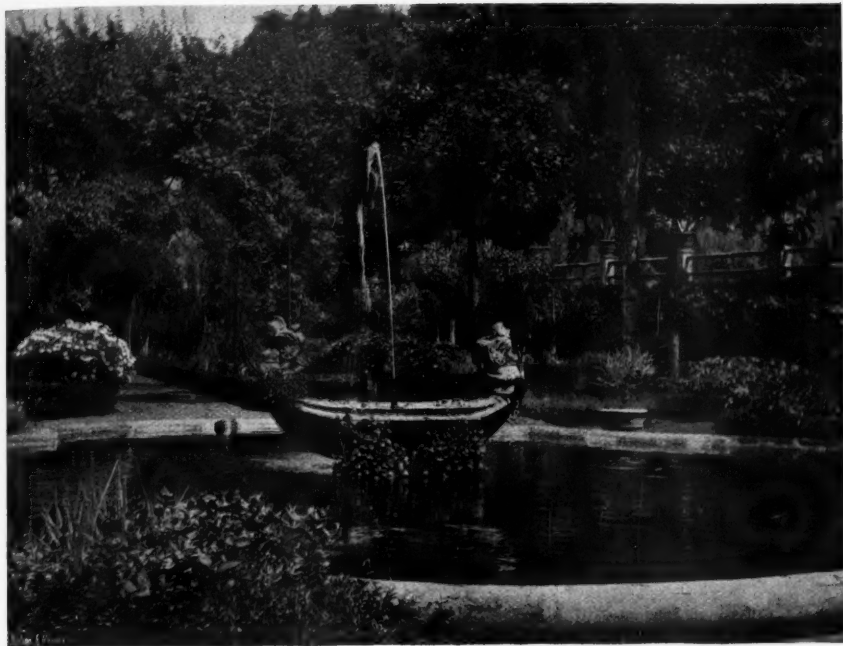
For the sake of convenience we may class fountains according to the part the water plays in them, and as the diversion of a stream is the simplest way of obtaining a supply, so the simplest form would seem to be the rock face or conduit end where water is let fall into a basin beneath. But, at the same time, it does not follow that this has always received the simplest treatment; it may happen that the source gushes from several

clefts in the rock rather low down, and the architect, seeing that in this case the cool gurgle of the water is its main charm, has thrust it back into shadow and wedged architecture and sculpture about it.

Such a treatment may be found in a scheme of Alessi's near Rivarolo in Italy. At the Villa Madama, Romano collected it so as to gush from the trunk of an elephant. Pirro Ligorio at the Villa d'Este had ninety jets under as many richly modelled panels flowing into a long trough, and Fontana preferred to hold aloft an ample stream, as in the illustration. Here, as there is considerable fall and a sufficient flow of water, the architecture is kept back and the foaming torrent thrust into prominence. In Cumberland or Westmoreland that would be called a force, and the word is rather a good one to distinguish this kind of treatment from the cascade, which depends upon the fall being broken at intervals before reaching the pool at the bottom. There are two cascades at Frascati, the Torlonia and the Aldobrandini, but there is seldom much water to be seen passing over them. And an ample flow is essential in both these classes of fountains, whereas



VILLA TORLONIA: THE RESERVOIR.



BARCA FOUNTAIN AT VILLA ALDOBRANDINI.

in the case of upright jets—especially where there is much sculpture—the want of volume is not so much to be felt. On the other hand, where volume is needed is in a simple fall, such as the Trevi or the Acqua Paola at Rome, where the ample torrent affords an endless pleasure to the onlooker. Probably the finest thing of its kind that we have left is the cascade at St. Cloud, which still forms a magnificent spectacle when the Grandes Eaux play of a Sunday in summer-time. This cascade—or group of cascades, for there are three abreast—is bordered with upright fountains and statuary, and is set against a magnificent background of trees, a factor quite indispensable to effects of the kind.

Upright fountains, where the supply is carried under the receiving pool and distributed among a number of jets, require, perhaps, a slightly greater effort in hydraulics. There must be nicety of gradation in the calibre of the pipes, so as to produce a proportionate flow from the various jets or feed tanks set at separate levels, or a multiplicity of taps. There are many forms of these to be found, and one of the simplest is the Saracenic fountain in the cloisters at Monreale. Out of this, perhaps, grew the idea of introducing several basins on a central stem. There is the single basin on the Pincio at Rome, the basin and figure in Palazzo Vecchio at Florence, and one could instance any number of fountains in which three or four basins are piled one atop of another, as in various designs by Giovanni di Bologna in the neighbourhood of Florence. These are sometimes called candlestick fountains, in reference to the forms taken by seventeenth century brasswork, and, failing a better, I think the term is convenient.

A variety of fountain with one basin, pool, and upright jet is that with a boat-shaped basin, to be found in the neighbourhood of Rome. And another is the large balustraded pool, such as that in the upper grove of the Torlonia. Here the jet is rather of secondary importance, as it is mainly a reservoir for the supply of fountains down below.

Yet another kind of fountain sometimes to be seen in old engravings is arranged like an altar table with retable and vases of flowers spurting water. They were called Buffets, and there are still some few to be seen in the gardens at Versailles, where, as at the Boboli Villa, one sees all varieties of fountain treatment thrown together.

Throughout Italy one occasionally finds country places where, as at our English Chatsworth, the fountains are scattered through the scheme so as to re-use the water in each successive series. Especially is this the case in designs by Vignola and Fontana, both of whom revelled in a water display, and were never tired of devising some new and original treatment. Sometimes it is a water table, at another a

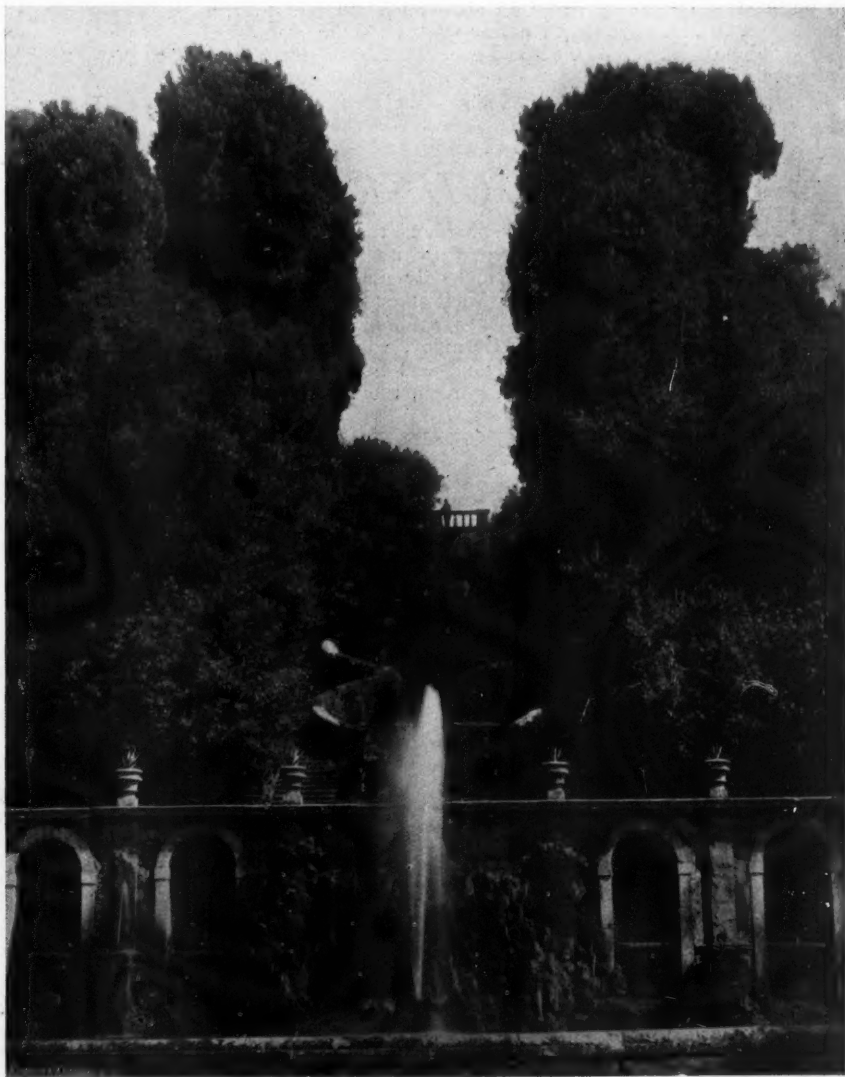
conduit in the form of a chain, or perhaps a spouting crayfish.

The hydraulics of fountain building deal with matters practical but interesting. In old books you may sometimes come upon a diagram showing piping, sluices, and conduits such as are necessary for an ambitious run of fountains. In that illustrated in the text the source is led in open channels to two large reservoirs. The house is plotted on the uppermost of five levels. The next two flats are taken up by gardens, the fourth is a grove on the slope, and below is a large piece of formal water. A lofty jet gushes from the centre of this, and one of the two reservoirs is kept apart to feed it and one or two subsidiary fountains on the way. The rest are supplied from the other reservoir, including the cascade in the grove, each small side fountain of the cascade being fed by the overflow of that next but one above. A satisfactory scheme for a water supply needs some careful thought, but it is never time ill spent, as anything is better than having to dig up pipes that have been laid of a wrong calibre.

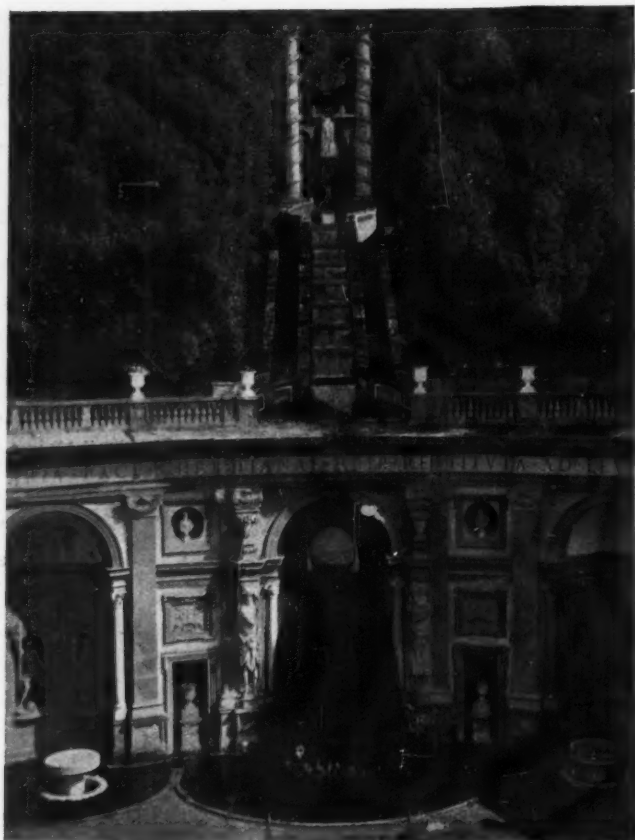
Fountains will always be at their best in a garden, but for all this we cannot pass by unmentioned the many stately fountains that grace the streets and squares of foreign towns. At Palermo there is one of dazzling marble, raised tier above tier in concentric circles decked with a multitude of figures. And hard by the crossing of the streets is enriched by four exquisite façades with drinking fountains in the lower stories. At Rome, besides those already mentioned, there are the two colossal jets in the Piazza San Pietro, the fine series in the Piazza Navonna, the charming little Tartaruga, and the Barca at the foot of the Spanish stairs.

In Germany and Switzerland the towns have many fountains, and at certain times of the day the good wives may be seen thronging round them to chat and fill their buckets of shining brass and copper.

In England we are not so prolific of fountains. Those in



VILLA TORLONIA: THE CASCADE.



THE CASCADE, VILLA ALDOBRANDINI.

Trafalgar Square have a liberal flow of water, but no pretensions to design, and that in Piccadilly is interesting from a sculptor's point of view, though not from an architect's, and, moreover, it lacks water. Nor have we a fountain worthy the name in any of our London parks. Even the grand pool near Kensington Palace cannot boast a centrepiece, and since our late Queen spent much of her early life there, it would not seem otherwise than a fitting place for the erection of a memorial to her. F. INIGO THOMAS.

STATE HATCHERIES.

THE opening of coarse fishing on the Thames this month will find the river with its usual stock of fish; probably no better, and only no worse because some public-spirited societies do what they can, by rather old-fashioned means (the only means available), to keep up the supply. In America, or in Germany, where every pool and streamlet is now as regularly stocked (from the public hatcheries) as if it were a market garden, the river would be swarming with the young fish put in two years ago, and the fry or fingerlings of the present season, all added to the natural increment. Old stagers who know the Thames may smile and say that the pike would eat all the young fish. But the managers of American public hatcheries would smile too, and say that they would not care were the pike as big as crocodiles. Mr. Moreton Frewen, in a pamphlet just published, in which he once more takes up his parable on the merits of artificial hatching of fish, gives a remarkable instance of the way in which Nature assisted by Man will enable fish to overcome their natural enemies. The State of California has taken to hatching

salmon for the great rivers running into the Pacific. The result is that salmon have enormously increased in the Sacramento, the great stream which drains the long trough between the mountains of North California, and flows into the Bay of San Francisco. Salmon canneries have been established on the river, sea lions (which are protected by the State on an island off the bay) have also greatly increased, and so have regular fishermen; but the salmon, with the State hatcheries to back them, have beaten the canneries, the fishermen, and the sea lions combined.

It is hardly likely that, if a public fisheries department existed with modern breeding establishments, such as exist all over the United States, and also in Germany, our Thames, or any other British river which remains unpolluted, would present more difficulties than the Sacramento. We entirely agree with Mr. Moreton Frewen that we need a separate Fisheries Board,



A GROTTO.

and that its work and development should not, as now, devolve upon the already overtaxed energies of the Board of Trade.

The economic value of such a body, with means sufficient to run inexpensive, but enormously productive, hatcheries for sea and river, has been proved, year after year, elsewhere; but in this country the idea has not yet caught on. Everyone would like to see our rivers better stocked, just as everyone is ready to praise the man who makes two blades of corn grow where one did before.

But a belief in the proved value of State fish culture seems to be regarded as optimism, or that state of mind which is the parent of well-meant failure. It further rouses a kind of suspicion that one set of people is going to be asked to pay for another set of people's pleasures. As for the optimism, we plead guilty to it at once, because Transatlantic optimists have made a huge success of it. Optimism, in view of this, means



ON FOUNTAINS: SARACENIC FOUNTAIN AT MONREALE.

only a sensible belief in facts, and proper confidence that what has been done in the great republic of our kinsmen over the water might with advantage be tried here.

A hundred times the area, and all the complications of ownership which we find here, had to be dealt with in the States. Yet public and private waters swarm with fish; and these are supplied on terms modified to satisfy all parties, including those who keep the conscience of the public treasury. State hatcheries are not likely to undersell, or to take the market from, existing fish-breeding establishments. But the first and most proper course, if it were resolved to embark on such a policy, would be for the public to acquire at a proper price the existing fish-breeding farms of the country, and to convert them into a source of public and private supply. And putting aside the fact that the food supply of the nation would be greatly increased, there is no doubt that the sporting instinct of the people ought to have a legitimate outlet.

Those which pay now might, in course of time, be not so remunerative, as the owners and managers became less able to give personal attention to them, and they might find it to their advantage to part with them, or to receive profits guaranteed by the public. The hatcheries could then supply three classes, or grades, of water, making special terms in each case. They would sell to private owners at a profit, to help to find funds for the work; they would sell to Corporations and public bodies which own fishing rights or wish to create them (let us say for their own burgesses free, while strangers paid a licence, as is done in the case of public shooting rights in some States of the Union); and, lastly, they would stock *bona-fide* public waters gratis. The danger would always be, that the regular British official conscience would come in and nullify the good to be done, by fear of incurring a loss and a Treasury censure in the first year or two. Everyone knows the unhappy results to the amenities of our public lands when the Woods and Forests Officers tried by the sale of bits of ancient forest, or cutting down of irreplaceable timber, to make a petty balance of revenue over expenses on some Crown estates.

Some of the cost the public should contribute, trusting to "general benefits" in return. But some cash must be shown. To give examples of the three classes of customers—the full payer, the part payer, and those on the free list. The full payers would be

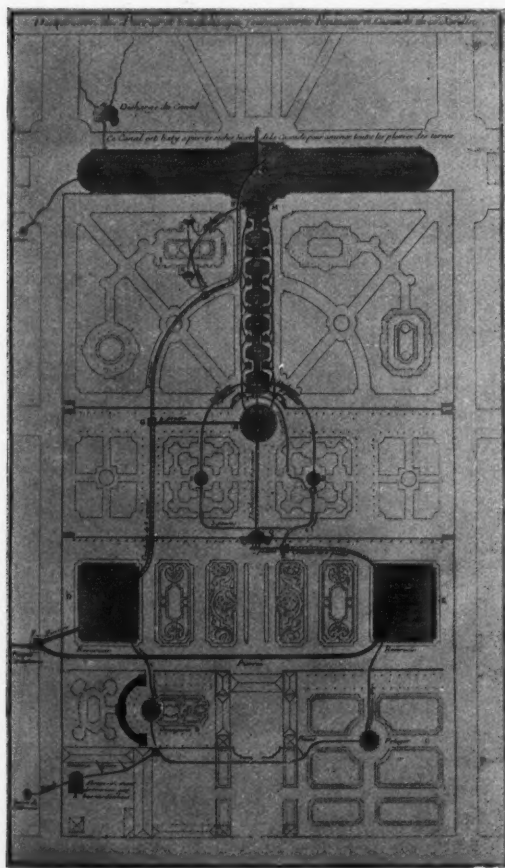
private owners, angling clubs, hotels with river rights, and lessees of pools and lakes who catch the fish for food (this is not much done here, but is common all through Germany). The second class is commoner than might be thought. The City of London owns all the fishery from the Medway mouth to Staines. If that body chose, they might use the State hatcheries to make the upper part of the London river, from



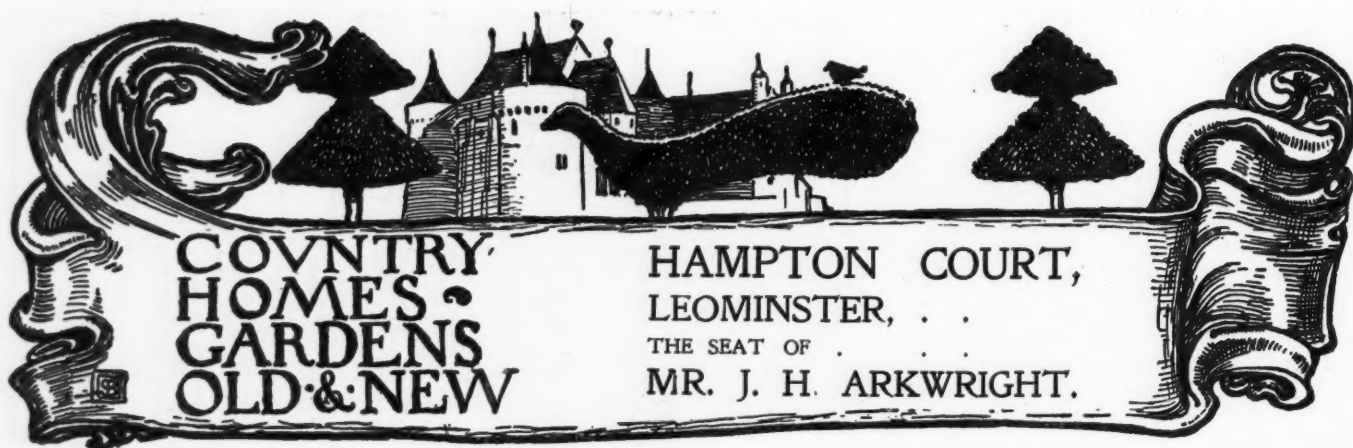
ON FOUNTAINS: THE CASCADE, ST. CLOUD.

Brentford to Staines, one of the finest coarse-fish rivers in England, without going into experiments with salmon and trout. It is a natural home of such fish, but now it is over-fished. How could it be otherwise? And yet there is some little sport for all. You cannot over-fish a properly-supplied river of that size. The "hatcheries," as shown in the States, would beat the "catcheries," if the latter are not represented by nets. On the great lakes even the nets cannot reduce the supply. There are hundreds of towns and cities with limited fishing rights. Nottingham has a right on the Trent (the disputes between the Nottingham townsmen and the Claworth trustees, who owned the next rights, were of a highly humorous nature), Oxford city owns a longish fishery on the Isis, and some quite insignificant villages have "free water," which is a great joy and solace to the poor people, as well as a convenience to their better-off neighbours; and be it noted that on these free trout waters the "free public" fish in a thoroughly sportsmanlike way. In dealing with waters only free locally, the public hatcheries would make a reduced charge for their fish, which the local authority, whether city or parish council, might either pay out of the rates, or by charging strangers a licence fee, which they would be justified in doing. So far, no one can say that the public purse is likely to suffer, or that one class is paying for the amusement of another.

If the stocking of public and free fishings is invidious, then the planting of gardens in our parks is invidious; the making of bridges and roads in the New Forest is invidious, and much other recent legislature for public pleasure and content is invidious. What is really "bad business" is owning property of any kind and not developing it, which is just what we are doing by neglecting to stock our public, or possibly public, waters. We are on what is, technically, rather delicate ground here—to use a truism—because it is highly doubtful when, and whether, many waters in which the public habitually fish are public in the sense that everyone has a right to fish there. Fisheries were anciently far more valued than now. In addition, an ingenious legal conveyancing phrase got over the difficulty of getting lengths of running water, by labelling the thing sold as "all that parcel of land covered by water known as the river so-and-so." So that most rivers belong to private owners just as much as the land on the banks. But there are free fisheries; and there are a vast number of rivers in which the public is, and always will be, allowed to fish, and in regard to which no objection would ever be raised if they were improved. Two classes of streams more especially occur to us as likely to give great pleasure and sport if State hatcheries were existing. There are the streams in all the Crown forests. Unfortunately most of them are small. But some, like the New Forest stream, might hold any number of State-hatched trout for the public to catch, as they are allowed to do on Dartmoor. In that forest, which really belongs to the Duchy of Cornwall, splendid fishing might be created in the same way; so also in all the pools and ponds and little becks in the minor forests. There are besides hundreds of utterly neglected streams in England where plenty of fish would flourish if they were stocked and a healthy public sentiment arose about making proper sporting use of them. Why is it we never see as a standard dish on our breakfast and dinner tables in the country the excellent brown trout, or the scarcely less edible but heartily despised perch? Because there is no public body to encourage people to produce them or to buy them of when wanted.



PLAN OF AN OLD FRENCH GARDEN.



THE royal palace by the Thames is not the only Hampton Court in England, as those who know the romantic valley of the Herefordshire Lugg are aware, and as our beautiful pictures of the historic mansion of Mr. Arkwright disclose. This, indeed, is a fair and beautiful abode, rich in its architecture, glorious in its surroundings, and singularly interesting in its history and in that of its successive owners. Thus does Leland speak of the famous mansion, erected under the auspices of Henry IV. by Sir Rowland Lenthall, Master of the Wardrobe, who married Margaret, daughter of Richard Fitz-Alan, Earl of Arundel, Warren, and Surrey, and co-heiress of her brother, Thomas Earl of Arundel: "From Dynmure Hill I saw Hampton Court, a goodly mansion place on the left side of Lugg, and there is a stone bridge over Lugg. This place was sumptuously erected by one Sir Lenthall, Knt., that rose by service. He was Yeoman of the Robes to King Henry IV., and being a gallant fellow, either a daughter or near kinswoman of the King fell in love with him, and in continuance wedded him; whereupon he fell into estimation, and had given to him £1,000 worth of land by the year for the maintenance of himself and wife, among which lands he had Ludlow for part." This Lenthall was at Agincourt,

and took many prisoners there, by which prey he beganne the new building at Hampton Court, and brought from the hill a spring of water, and made a little poole with it on the top of his house."

From the Lenthall's, who built the mansion, it passed with the estate, by the marriage of an heiress, to Sir Thomas Cornwall, Baron of Burford, who sold it, about the year 1510, to Humphry Coningsby, a judge of the King's Bench. Thomas Coningsby of Hampton Court was knighted by Queen Elizabeth in 1591, and founded the Red Coat Hospital at Hereford for disabled soldiers and worn-out servants. His son, Sir Fitzwilliam Coningsby, was sheriff of the county in 1627, and was so conspicuous for his loyalty in the Civil War that his estates were confiscated, and his seat in Parliament was declared vacant. The knight's son was the turbulent and eccentric Earl of Coningsby, the first and last, who, being the descendant of a somewhat impoverished family, was the architect of his own fortunes by means of astuteness and attachment to the House of Orange. He represented Leominster in fourteen Parliaments, and in the Oxford Parliament of 1680 voted for the exclusion of the Duke of York from the succession. He rendered active support in the Revolution of 1688, and in 1690





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THE OLD CEDARS.

"COUNTRY LIFE."



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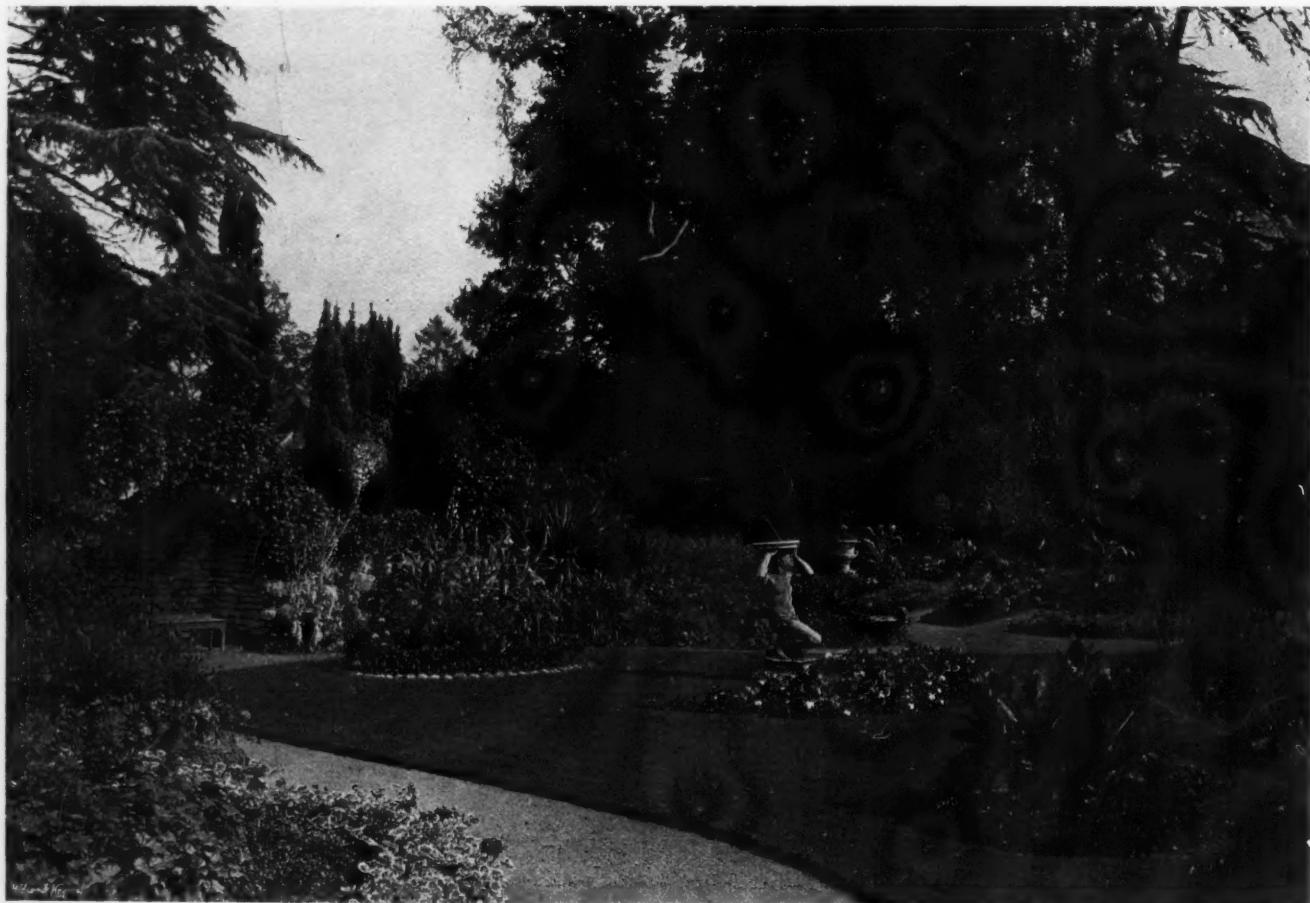
THE ARCHERY GROUNDS.

"COUNTRY LIFE."

was so fortunate as to assist in saving the life of William on the day before the Battle of the Boyne, when, the King being slightly injured, he stanching the wound, the handkerchief thus notably ensanguined being afterwards for many years preserved at Hampton Court, until it was removed in 1809 to Cashiobury Park, Herts. Coningsby was made a baron for his share in

negotiating the Treaty of Limerick, and his advancement was then rapid. After the death of Queen Anne he showed great zeal in support of the Hanoverian succession, and induced the House of Commons to impeach and commit to the Tower the Earl of Oxford, against whom he had a violent pique.

The Earl took very great interest in his estate of Hampton



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WOOD AND GARDEN.

"COUNTRY LIFE."

Court, and was constantly occupied in the affairs of the county. It is worth while to print a speech which he delivered to the Mayor and Corporation of Hereford in 1718, to illustrate the stormy character of country rule and country life in Jacobite times. "Mr. Mayor, your servant; Gentlemen, yours," he said. "I will have you know I am your Lord Lieutenant, and Custos Rotulorum of this county, and Lord High Steward of this city. I hear some of you are for the Pretender, a fellow whom his mother has disowned. . . . I speak to you, Mr. Mayor, and you, Mr. Taylor, that art a Jacobite, a fellow without a soul. I am also informed that a pack of wretches, one whereof is an exciseman, another of them that eats the King's bread, met in the market-place upon the 10th of June, and drank the Pretender's health and proclaimed him King. I hear you had oaken boughs and white roses. There are but three honest men in your town, which, to their honour be it spoken, are Tom Bailey, Dr. Lewis, and Mr. Birch. As for myself, I have opposed this fellow's father; I have opposed the son; and tho' King George be the best King that ever sate upon the throne, but I'll oppose him too, if he should pretend to alter our laws and constitution. . . . But, do you hear, take care to prosecute this rascal of a butcher; if you do, I'll take care of a jury; if not, I will send you soldiers that shall use you as you ought to be used. So I wish you farewell."

This vigorous utterance, interlarded with oaths and curses,



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THE NORTH FRONT.

"COUNTRY LIFE."

shows that the Earl had a short way with the civic authorities of Hereford, and doubtless with all ill-conditioned fellows who ventured to hold opinions different from his own. But he was hospitable and genial to his friends, among whom he fortunately numbered Dr. Stukely, author of "Iter Curiosum," a gossipy writer who has recorded what he saw at the mansion—the record room, the manuscripts in the library, and two geometrical stone staircases, intended, he supposed, for security against fire. While they were dining, an ancient bard in an adjoining room



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THE GREAT YEW ARCH.

"COUNTRY LIFE."

played upon a harp, at times breaking out into song, "with a swelling thrill after a surpassing manner, much in the tone of a flute." Stukely's account of the gardens and grounds in the Earl of Coningsby's time is extremely interesting. "It is castle-like, situated in a valley on a rapid river under coverture of Dynmaur. The gardens, very pleasant (the finest greens I ever saw), terminated by vast woods covering all the side of the hill, whose wavy tops, when agitated by the wind, entertained the eye with a vast agreeable spectacle and verdant theatric concavity, as high and as far as you could well see. Here is a great command of water on all sides of the house for fountains, basons, canals. . . . After dinner my Lord did us the honour to ride with us in the park, which for beauty, diversity, and use is very fine. It is eight miles in circumference, and has all the variety of scenes you can imagine. About 1,200 head of deer in it. There are extensive prospects, on one side into Worcestershire, and another over the Welsh mountains. There are lawns, groves, canals, hills, plains. There is a pool three-quarters of a mile long, very broad, included between two great woods. The dam that forms it across a valley cost £800, and was made in a fortnight by 200 hands. There is a new river cut quite through the park, the channel of which for a long way together is hewn out of a rock. This stream encircles with derivative channels vast tracts of land before barren. Here are new gardens and canals laid out, and new plantations, and timber in proper places to complete its pleasures. Warrens, decoys, sheep-paths, pastures for cattle, and the like, entirely supply the house with all necessities and conveniences without recourse to a market."



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IN THE QUADRANGLE.

"COUNTRY LIFE."

The Earl was the last of his family to possess the fair domain of the Hampton Court of Herefordshire, and Stukely's description shows what a delight the beautifying and adornment of it must have been to his turbulent spirit. He left it, enriched and adorned with wood, water, and sweet-scented gardens, to those of another name. It passed with the marriage of his second daughter, Frances, to Sir Charles Hanbury Williams, the well-known Whig poet and satirist, and again by the marriage of an heiress to Lord Maldon, afterwards Earl of Essex, whose son, the fifth Earl, sold it about the year 1818 to the late Mr. Richard Arkwright.

In the hands of its latest possessors the famous place has grown still more beautiful. Mr. Arkwright rebuilt a considerable



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A WAYSIDE COTTAGE.

"COUNTRY LIFE."

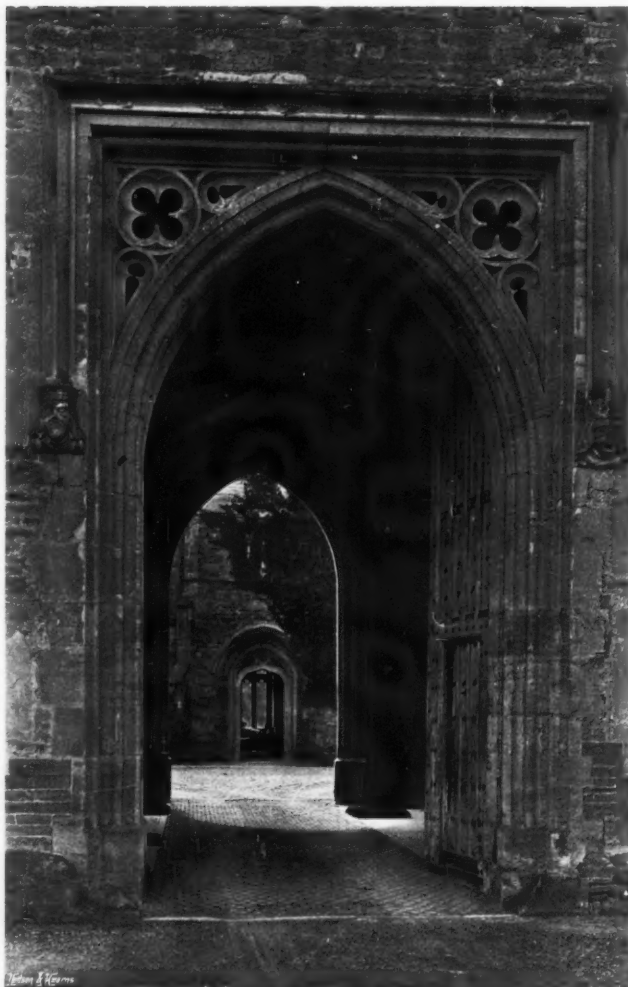


GARDENS OLD AND NEW.—HAMPTON COURT: HERBACEOUS FLOWERS ON THE LAWN.

"COUNTRY LIFE."

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part of the historic pile in excellent taste, and the massive square entrance tower, embattled and machicolated, which leads through to the quadrangular court, is the principal remain of the older mansion. The umbrageous woods of which Stukely spoke are still there, but the park has been enclosed, and it is still well stocked with deer. The greens he admired are there to delight the eye, and could sweeter lawns be desired for the old diversions of archery and bowls? Superb is the magnificent yew arch, and stately are the grand cedars and the tulip tree on the lawn. There are lovely borders of herbaceous flowers, and delightful secluded paths where the sweetness tempts the visitor to linger, and features, too, of interest, like the kneeling slave with his dial. In the park many an ancient of the grove still puts forth his summer green, and long might we seek a finer patrician than the Gipsy Oak, which at 5ft. from the ground is 24ft. in girth. The Arkwrights have valued their splendid domain, and upon the district thereabout have conferred many benefits. They have added the north transept and rebuilt the chancel of the ancient church of St. Mary the Virgin in the neighbouring village of Hope-under-Dinmore—where is Roubiliac's unnamed monument of the Earl of Coningsby—and in the same village Mr. J. H. Arkwright has built the Hampton Court Home, which the late Mrs. John Arkwright endowed, for six workmen who have been employed on the estate.



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THE OLD GATEWAY.

"C.L."

A NIGHT RIDE.

"THEN you don't really admire Rossetti?" said the lady. There was a movement of chairs.

"Our hostess," said I; and the lady rose from the table.

When the door was shut on the last virginal

frock, I sank back in my chair with a sigh of relief. The dinner had been a good one, but what dinner in the world will bear the strain of a literary lady's conversation? How can one suck the sweet nectar from young asparagus when the girl at one's elbow chatters about poets as a gardener talks about phloxes? And ere I had rushed to my tub and clothes that evening, I had been fencing for an hour with a vigorous young subaltern of two-and-twenty; the blood had been sent tingling through my veins, the animal



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A GARDEN WALK.

"COUNTRY LIFE."

was awake, and all the miserable introspection and metaphysics of our day were as far from my soul as icebergs from the tropics.

I lit my cigarette with a match that trembled in my hand. I was angry, I was bitter.

The windows were open, and one by one we stole out from the tumbled table, the shaded candles, and the dull family portraits, to the cool lawn, the moonlit trees, and the stars. A nightingale perched on a lonely silver-birch, where lawn melted into meadow, suddenly out-poured, as Crashaw has it—

"with a trembling bill
The pliant series of her slippery song—
Through the sleek passage of her open
throat."

We stood, our cigarettes smouldering in our fingers, silently listening. Then, from the drawing-room windows came the flutter of frocks. In an instant a buzz of whispering played modulated bass to the nightingale's liquid song. We began to smoke again.

Thus we stood, when suddenly there rose upon the night the distant sound of a fog-horn, and then, far off, the oily strains of a hurdy-gurdy.

"Is this possible," said I, "twenty miles from the parish of St. James's?"

"A circus affair in the village," said my host.

"A circus!" cried a lady. "A circus! O how delightful! O how very jolly! Do let us join Strephon and Phyllis! O doesn't everybody think it would be delightful?"

It was the lady who had asked me at dinner a thousand questions about literature.

We went to the circus. The ladies wore beautiful wraps; straw hats were the only addition made by the gentlemen to their evening dress. Thus we presented ourselves in the midst of the villagers, and received with becoming condescension the Israelitish politeness of the bewildered proprietor.

Naphtha lamps flamed at every corner, flinging irregular brilliance on the red and gold merry-go-round, the boat-swings, and the rifle ranges. The hurdy-gurdy groaned out music-hall airs, the girls on the horses waved reassuring handkerchiefs

to admiring mammas, and while the boat-swings sprang up into the air with a scream from the lady occupants, the bang of the rifles came ceaselessly from the targets. In the flickering light, lovers and their lasses passed slowly to and fro, hand in hand, munching nuts, a dreamy, far-away look in their young eyes. Here a soldier in scarlet, emulous of the cavalry, sprang dexterously on and off his wooden horse as it whirled round; there a rustic swain ponderingly counted small silver ere he treated his

soul's darling to another swing; and everywhere was motion, merriment, and laughter—a scene full of overflowing with the irresponsible joy of life. Fathers of families smoking comfortable clay pipes; mothers of families munching the meditative bun; children rushing hither and thither; showmen bawling their attractions; youths and maidens occupying every inch of promenade—life everywhere; pleasure everywhere; and Sorrow outside the threepenny turnstile, wringing his idle hands.

As I stood a little apart, my eyes fascinated by a sailor, who, with the aid of the brass rod running through his steed, was standing with his head on the saddle, his flapping trousers in the air, I noticed of a sudden that my literary young lady was seated upon one of the horses, and that her face was aglow with life. "Ods-pittikins!" cried I; "so you are human, after all." And then I forgot my sailor.

Reader, have you ever watched a pretty girl, in a misty dove-coloured frock, with a wrap of lightest blue clinging to her neck and sweeping her cheek, seated happily on a wooden steed, flashing before your gaze for a second, then swept onward out of sight, in a scene illuminated by naphtha lamps and merry with the gurgling of a barrel-organ? 'Tis a vision never to be effaced from my mind. I grew sick waiting for her appearance; I grew dizzy chasing her out of sight. I wanted each time to study some new detail in her garments, in her hair, in her young face; but each time my eyes would seek only her eyes. O those eyes, those untroubled eyes!

The fog-horn clashed for a second with the hurdy-gurdy, and the riders reined in their steeds. The young labourer riding beside my pretty girl, fearful lest he should have to assist her down, jumped from his horse while the music was still sighing its sad strains, and sheep-facedly joined his companions. I pushed my way to the front, trotted, with no regard for dignity, beside the empty saddle, and then, when the music gave its expiring grunt and the horses were on the very verge of a standstill, I clambered upon the floor of the merry-go-round, and came face to face with my young lady.

"Another ride," I implored.

"Rather," she answered. I helped her to remount.

The showman received his dole, the fog-horn emitted its foggy blast; then the first strains of "Lousiana Loo," and we were gliding forward side by side into the night, into the misty sea of flirtation.

"This music," I began, "is affecting my mind."

"It is a little overpowering," she laughed.

"I mean, it appeals to me. It is casting the very witchery of music over my after-dinner senses. It is reminding me of a hundred things." I clutched the brass rod firmly, and looked into her face. At that moment her horse was up, and mine was down. I looked up to her; she looked down to me. The child's pretty dark hair was stirred by the wind, her red lips were parted, the teeth shone in their shadow, her eyes were merry to distraction with the very innocence of laughter. The skirt of her frock, I do remember well, was wafted a little back, and the pale blue wrap streamed backward over one arm, all quivering and glittering, and, if the hurdy-gurdy had not drowned it, rustling in the night air.

"Does it remind you of 'The Shop Girl'?" she laughed. "I feel to-night as if it must be good to be a shop girl, good to be able to ride on a merry-go-round, good to dream sentiment in the spells of 'Lousiana Loo.'" She was down, and I was up. Her eyes flashed a look of rebellion, then the laughter came back. "Isn't it ripping?" she said.

I thought of Rossetti, of Keats, of Browning.

"But is it injurious to the indigestion?" I asked.

"O indigestion!" she cried, with a laugh.

"Imagine a man thinking of anything so earthly on a merry-go-round!"

"But we finished dinner only a minute ago."

"You are the dullest of knights! I wonder your horse doesn't kick you off."

"It is beginning to wobble," I protested.

"Mine is straining on the bit," she replied.

"A grey is always a good laster," I said sadly.

"I chose him because he matched my frock."

"Your frock covers and overwhelms him."

"I give him his head."

The fellow in front had his arm round the girl beside him, riding as easily as a Boer, leaning gracefully towards his *inamorato*, and humming, just loud enough for us to hear, "Loo, Loo, I love you."

"Wooden horses," I said, "are historically connected with affairs of the heart. You remember the siege of Troy?"

"It's the music, not the horse," she said.

"O, but the ride exhilarates. Don't give it all to the music. You were swinging round last time to 'Knocked 'em in the Old Kent Road,' and your face was ablaze with animation. I watched you."

"But I didn't look sentimental?"

"Not in the least. You looked different from the girl who sat next to me at dinner, however."

"Explain."

"You looked so very human on your horse. If the happy knight had mounted my sorry steed this round, you might even look sentimental. That would be the ride, not the music."

"But was I inhuman at dinner?"

"A monster," I answered.

"I thought I was interesting you tremendously. Somebody told me you were a fierce bachelor devoted only to literature."

"Confound him," said I.

"If you only knew how I cudgelled my brains to please you!"

"While your heart remained cold," said I.

"But what should I have talked about?"

"I cannot tell you. It belonged to the moment, the inspiration is gone. It is a dinner lost; all we can do is to regret it. For the present, we are in the magic circle; let us abandon ourselves to that."

The wooing of Lousiana came to an end.

Our party walked home in good spirits, the squire of the little half-suburban village lecturing us on the great good that followed upon a judicious association with the gaieties of the people. I listened to every word he said.

In the house a longing came upon me for seclusion. I turned unseen into the library, and noiselessly shut the door. With a book from the shelves, I sank into an armchair before the fireplace, and began to think of the pretty girl's face as I had seen it on the merry-go-round.

Presently the door opened and my young lady came in.

"O!" she exclaimed, in momentary surprise; "I came to choose a book to take upstairs with me. You shall recommend me one. What shall it be?"

"Not Rossetti," I said.

"A work on roundabouts?"

"It is yet to be written. I begin it to-night."

She laughed.

"Why do you laugh?" I complained.

"You are so wondrous serious!"

"The merry-go-round made a great difference to me."

"But what book shall I read?" she asked, turning to the shelves.

"You ask a fierce bachelor to choose for you?"

"But one who is devoted only to literature," she laughed.

"Then this one," said I.

"'Paradise Regained,'" she read, slowly. "But why?"

Then she bade me a hurried good night, and looked straight ahead of her as I held the door to let her pass out.

When she married I sent her a riding whip.

HAROLD BEGGIE.

FROGS AND TOADS . AT THE ZOO.

WHEN George Kingsley wrote of the "cosy crooning of well-bred frogs," he must have been imbued with grateful memories of Portuguese hospitality, or else the frogs of my acquaintance in Morocco or in Australia must have been very ill-bred samples of their race. I never observed anything "cosy" in their croaks, either night or day, and I have



EDIBLE FROG.



BULL FROG, NORTH AMERICA.

listened to them to the verge of madness. In Morocco, I remember, the *djeran* were accounted sacred things, so that there was no exterminating them, though at last I hit on a plan of conveying them alive to the further side of a thirty-foot wall, from which bourne there was no return to our garden. Associated in the popular mind with reptiles—to wit, snakes, lizards, and the rest—these batrachians, or amphibians, are in reality very different in their manners and organisation, and the curious changes, from the tadpole to the perfect frog or toad or newt, as the case may be, would alone distinguish them. A snake is clearly a snake, and a lizard is a lizard from the day it is out of the egg. But between the tailed tadpole and the tailless frog there is a not much closer resemblance than between a giraffe and a humming-bird. The gigantic bull frog of North America, which may usually be seen at Regent's Park in the ante-room of the reptiles, feeds greedily on rats and mice. When suddenly seized, it is said to have the knack of casting the brownish outer skin and leaving an under-vest of brighter green, but this may be a traveller's tale. At any rate, it is among the worst offenders in the matter of noise. One might feel inclined to forgive these creatures their distressing concerts if they were themselves hard of hearing. Far from that being the case, however, a French naturalist has recently made a careful examination of the frog's ear-stones, and has found them to consist of homogeneous masses of carbonate crystals admirably adapted to conduct the faintest sounds.

The edible frog, greatly appreciated on the Continent, though not precisely, as caricaturists would have us believe, the staple food of Frenchmen, is another noisy individual. This particular specimen came from the neighbourhood of Biskra, and its food consists of very small mice and earthworms. The rapidity with which a large frog or toad will lick up a small mouse must be seen to be appreciated. It is commonly regarded as cruel to encourage these perfectly natural feeding habits, but I am very certain that the mouse



BRITISH TOAD.

does not suffer one-tenth of the pain or terror as when caught alive in a trap and handed over to the house cat. We have edible frogs in a good many parts of England now; particularly in the Cambridgeshire lowlands, but it was no doubt introduced, probably by the monks, who could eat it, like fish, on days of abstinence.

The tigrine frog of India is another powerful species, also feeding on mice, and in its turn greatly appreciated by the adjutant stork and many of the cranes. The chief enemies of frogs in this country are the heron and the common snake, though badgers, otters, and even foxes eat them when there is nothing better to be had, and pike and other fish appreciate them, at any rate as baits.

The common toad, on the other hand, probably by reason of the disgusting secretion that, when threatened, it emits from its glands and pores, has far fewer enemies, though adders have been known to feed on it; but it is a perfectly harmless creature, living entirely on insect food and quite incapable of harming anyone. A friend of mine, living at Bournemouth, has a tame toad in his summer-house, and he was very much struck a couple of months ago by the animal's insensibility to fear or pain. A terrier of his had somehow got into the summer-house, where it found the toad. Seizing the half-torpid creature in its mouth, it shook it thoroughly awake, then set it on a brick and barked furiously, after the manner of its kind. At this juncture my friend came to the rescue, removed the dog, and presented the toad, as a forlorn hope (for he thought the creature was dying), with a worm. Judge of his surprise when it slowly, but with evident appreciation, took the worm and began stolidly munching it as if nothing had occurred. Two more

worms were taken in this way, and the toad has since shown itself no worse for its rough handling. One of the most wicked-looking of the larger batrachians is the great horned toad, or frog (it is not easy to refer it finally to either group), of Eastern South America, a brightly-coloured animal with webbed



TIGRINE FROG, EASTERN INDIA.



HORNED FROG.

hind toes and a horny projection over the great eyes. In its own home this ceratophrys is an exuberant creature who never hesitates to fasten like a bulldog on any object that has the misfortune to attract its attention, and it feeds not only on mice, but also on small birds and other creatures that it can take in ambush. Frogs feed for the most part by pursuing their insect or other food, while the majority of toads are more sluggish and prefer the arts of ambush. This great warty green and yellow species of Brazil and the Argentine appears to adopt either method indiscriminately, which is another reason for regarding it as either frog or toad. And, in truth, even systematic naturalists seem by no means agreed in respect of every species as to which group shall claim it. F. G. AFLALO.

WALL AND . . . WATER GARDENS

A CHARMING volume has been added to the "COUNTRY LIFE Library," a volume about wall and water gardens, of "simple ways of using some of the many beautiful mountain plants and plants of marsh and water," as the preface relates, and it is welcome. It comes at a time when general interest in gardening is fully awakened, and it will meet the needs of those who desire helpful suggestions and sound practical instruction in one of the most enjoyable of the many ways of gardening. The author is Miss Jekyll, and we thank her for opening our eyes to a beautiful form of English gardening, suggested in her earlier volumes, "Wood and Garden," and "Home and Garden," and here the subject of a separate work. The simple language and exquisite illustrations combine with the enthusiasm of the author to make one yearn to reproduce, as far as possible, the effects described so clearly. Such works as this help us to realise the joy of gardening, and to direct our thoughts to the flowers of the mountain and the brook-side and of the high alpine pastures, and to ways of making beautiful places of dreary wastes or blots which one knows not how to efface. After these instructions there is no excuse for an unsightly wall, or an evil-smelling flowerless pond or lake, for both may be made into gardens of interest and delight.

There are not a great number of beautiful plants that thrive best in either a nearly upright wall or a very steeply sloping rockwork, but there are a good many, and among them some of rare beauty, that can only be grown in this way in England, while wall treatment shows off many an old favourite in quite a new way, revealing fresh and unexpected aspects of beauty.

Miss Jekyll shows us how to tame the wildest spots of awkward steepness, and to persuade hitherto useless regions of swampy ground into becoming places of delight. There are chapters on terrace building in dry walling and rock garden,

and short ones indicating the best plants for sunny or shady exposures, a useful feature being lists of the plants named, at the end of the chapters. In this department there are thirteen short chapters dealing concisely with various portions of the subject, while the remaining seven chapters are on lakes and ponds, pools, tanks, and water-margins, concluding with a chapter upon water-lilies.

It will be seen, therefore, how thoroughly the subject has been treated by Miss Jekyll, who, as she modestly tells us in the preface, "has tried to work out some of the problems presented by the use of these classes of plants to the bettering of our gardens and outer grounds. The book does not attempt to exhaust the subject, neither does it presume to lay down the law," and this is quite true, but there is not another book in existence so helpful as this, or one to which the beginner can turn in the full certainty of finding clearly-expressed advice.

We quote the following words about "Native Plants in the Rock Wall" to show that the teaching it conveys is expressed so delightfully that even those unable to give practical expression to its instructions may, in hours of leisure or sickness, feel the restful pleasure of making gardens of flowers of the wall and water-side. The author writes, "When a wall has been established for some years, one may expect all kinds of delightful surprises, for wind-blown seeds will settle in the joints and there will spring up thriving tufts of many a garden plant, perhaps of the most unlikely kind. Foxgloves, plants that in one's mind are associated with cool, woody hollows, may suddenly appear in a sunny wall, so may also the great garden mulleins. When this happens, and the roots travel back and find the coolness of the stone, the plants show astonishing vigour. I had some mulleins (*Verbascum phlomoides*) that appeared self-sown in a south-west wall: they towered up to a height of over 9ft., and were finer than any others in the garden; while everything that is planted or that sows itself in the wall seems to acquire quite exceptional vigour.

"It sometimes happens also that some common native plant comes up in the wall so strongly and flowers so charmingly that one lets it be, and is thankful. The illustration shows a case of this where the wild stitchwort (*Stellaria Holostea*) appeared in the wall and was welcomed as a beautiful and desirable plant. Close to this tuft, which has now for five years been one of the best things in the place at its own flowering-time, is a colony, also spontaneous, of the shining crane's-bill (*Geranium lucidum*), whose glistening, roundish, five-lobed leaves turn almost scarlet towards the end of summer. These are both common hedge weeds, but so dainty is their structure and kind of beauty, that we often pass them by among the coarser herbage of the country lanes and hedges, and only find that they are worthy garden plants when we have them more quietly to ourselves in the rock wall. There are other wild plants that are also worthy of wall space. The wall pennywort (*Cotyledon umbilicus*), so common in the South-west of England, is a precious plant, and is especially happy in combination with hardy ferns. *Linaria Cymbalaria* is a gem in a rough wall, and, though a doubtful native, is so generally found as a wild wall plant that it takes its place in books of British botany. The yellow toadflax (*Linaria vulgaris*) is also a grand wall plant, and so is the yellow corydalis (*C. lutea*), though the pale-flowered and more daintily-leaved *C. capnoides*,

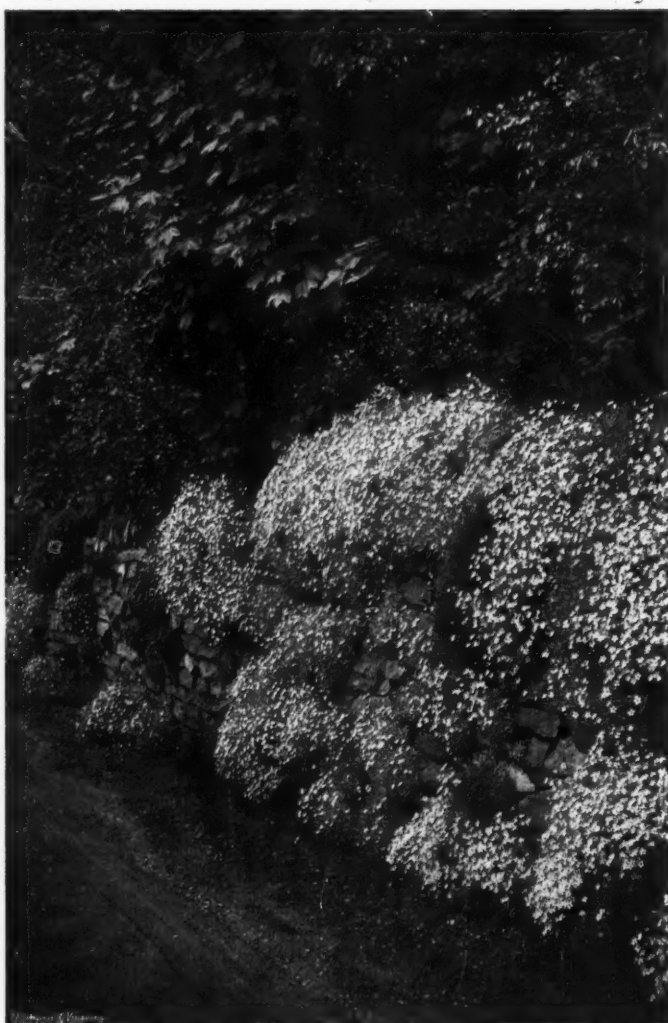


IRIS LAEVIGATA OR KÄMPFERI AS IT GROWS IN JAPAN.

also known as *C. ochroleuca*, is a better plant, just a good shade more delicate and more beautiful throughout. In considering the best of native plants for wall gardening, the Welsh poppy (*Meconopsis cambrica*) must not be forgotten; its place is at the foot of a wall, and its lower courses among ferns. Nearly all the British ferns can be grown in walls, many of them acquiring great luxuriance. As nearly all are plants that love shade and coolness and some degree of moisture, they should be in walls that face east or north; the larger kinds in the lower joints and quite at the foot, and many of the smaller ones in the upper joints. The common polypody runs freely along the joints, and the shelter preserves the fronds from winter injury, so that often, when severe weather kills the wild ones in the lanes and hedges, those that have the protection of the wall will carry their fronds, as will also the hart's-tongue, green and perfect throughout the winter."

The book is not merely one of illustrations, but has been written to enable the beginner to start well and reduce the risk of failure to the smallest degree. Hence there are chapters upon even the way to group plants in the wall joints, and as we know from Miss Jekyll's previous works, and the beautiful colour effects in her garden at Munstead, this guidance in so distributing the colours as to produce the best picture is of immense help in planting. It is an easy task to construct the wall, but an educated eye for colour effect is needful to prevent unhappy associations of colour or the planting of things in exactly the wrong place. Well, the book teaches this, and as we look through the many beautiful illustrations of wall gardening, we see how true are the author's words, "Indeed, wall gardening is not only extremely interesting and soon rewarding, but it seems to quicken the inventive faculty; for if one has once tasted its pleasures and mastered some of the simpler ways of adapting it for use, others are sure to present themselves, and a whole new region of discursive delights offers itself for the mental exploration of the horticulturally inventive. One after another pleasant schemes come to mind, soon to be fashioned, with careful design and such manual skill as may have been acquired, into such simple things of beauty and delight as this first flower-walled, and then vine-shaded pleasant pathway."

The part of the book given to water plants is delightful, and should appeal to all who wish to make their streams, ponds, or lakes beauti-



CERASTIUM IN THE DRY WALL.

ful flower gardens, not of things that live by the water only, but the glorious nymphæas raised by hybridisation, and species from other lands. Many of the gardens of England are defaced by lakes and ponds, perhaps with some hard cold edge, or with an overgrowth of coarse weedy growths, showing nothing of that beauty revealed by water bejewelled with the nymphæas, flowers of wonderful colouring, or fringed with many native and other plants. The last chapter is not the least important, and will be found one of the most helpful. It concerns water-lilies alone, and, as the author says, "it would be impossible to over-estimate the value of the cultivated nymphæas to our water gardens. These grand plants enable us to compose a whole series of new pictures of plant beauty of the very highest order. Their now great variety of colouring, as well as their diversity of size, allow us to make a wide choice so as to suit all purposes; the largest, hybrids of the great American species, for the larger ponds, those of medium size for pools and tanks, and the smallest for those of us who have to be content with a few tubs or small cemented basins." The list of water-lilies recommended for the garden has been completed by Mr. James Hudson, whose knowledge of the hybrids and varieties is extensive.

We put down "Wall and Water Gardens" with reluctance. It is of course a practical

work, but so free from unnecessary technicalities and strained descriptions that it is pleasurable to take it up at all times to learn something not only of the many ways of planting, but of the beauty of flower-life itself.

There are no less than 132 illustrations upon art paper, the printing is clear and good, and the whole set up in excellent taste. It is impossible to pick out an illustration that is not pictorially beautiful, unless of course it may be one of the nature of a diagram. In one illustration *Achillea umbellata* is shown in mid-winter, masses of growth sixteen months after planting, in another rock-pinks are shown in the dry wall, and again moist rock

walls at the Villa d'Este, thickly covered with maiden-hair fern. It is indeed a picture-book of rare interest and beauty. We heartily recommend this useful, pleasant, and pretty book about the flowers of the wall and rock garden and of the streamside. It is of the greatest value to those who seriously contemplate making additions or alterations in these forms of gardening, because the information given is the result of experience, and,



GENTIANELLA (*GENTIANA ACAULIS*) IN AN ENGLISH ROCK GARDEN.

as Miss Jekyll says, "There is scarcely an English country home where some kind of gardening is not practised, while in a very large number of country places their owners in some degree become aware of the happiness that comes of a love of flowers, and of how much that happiness increases when personal labour and study work together to a better knowledge of their wants and ways."

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WILD COUNTRY LIFE.

June 24th.

HUNTING THE PARTRIDGE.

AFTER you have several times hunted a pair of partridges out of a flower garden they begin thoroughly to understand, and to a certain extent appreciate, the game. They learn that one of the rules is that, in pursuing them, you may shout as much as you like, but you must not run over the vegetables, and another that, though you may throw stones, you must not throw them into the flower-beds. So that all the partridge has to remember is that shouts do not hurt and that stones in the open are easily dodged, to make sure of winning the game every time. I believe that the hen partridge really enjoys the sport, because I should never know that they were among the peas but for her. As soon as I appear in the morning, looming above the rose bushes, she runs clucking excitedly (this is part of the game), in eccentric little semi-circles, out on to the path and into the vegetables again. These short curves are neatly calculated as to length, so that she is always in cover before a stone can reach the spot and out again before I have time to pick up another. All this, however, is only preface and introduction to the real game, which opens when the cock partridge, loudly professing a great fluster on account of his wife's outcry, bursts out upon the path a little higher up. One's head is quickly confused by the ensuing gyrations of the two birds, which are never simultaneous in their appearance along the line of fire.

THE BEST OF THE GAME?

Nor are their movements so arithmetically alternate as to enable me to judge by the hen's course when to throw with some chance of seriously alarming, if not hitting, the cock. Yet there is sequence enough in their exposures to make it clear that the hen is following the cock, and not *vice versa*. When the gardener, sometimes aroused from his work—he is generally working close to the partridges without knowing it—by a stone which I have flung at a venture among the vegetables in the hope of creating a diversion, takes a hand in the game, the partridges discover a side path which leads to another path which leads to the shrubbery, through which they scuttle to the gate of the drive, where they know that the wire netting leaves room for them to run beneath. Thence they scurry, the hen behind the cock, straight out into the park field, a distance of some 50 yds.—they have taken the measure of my effective range with a stone—where they stand clucking and jerking their tails to each other for a minute or so. Then they begin to feed contentedly. But the next time I look for them the partridges are not there. They are back among the vegetables.

AN INTERESTING THEORY.

The question has been raised whether small birds really mistake the cuckoo for a hawk, by an observer who was much impressed by the seeming friendliness of a warbler towards a cuckoo, which it followed obsequiously from tree to tree. Everyone must have noticed this phenomenon; the small bird escorting the cuckoo rather than pursuing it, and seeming happy to sit on the next branch to the illustrious visitor until it pleases him to move again; when the small bird dutifully follows. The observer referred to attributes this conduct to affection rather than fear, and surmise that the cuckoo's habit of foisting her offspring upon other birds may really be the fault of the latter, who are so enamoured of the striking stranger and his sonorous voice that they welcome his arrival, and literally place their homes at his disposal. A minor blemish of this theory is that the owner of the sonorous voice is not the person who lays the egg, and presupposes such an attitude of mind on the part of the small birds as might be expressed: "How delightfully you sing, sir! Won't your wife step in and make herself quite at home?"

DECEPTIVE CONDUCT.

But the theory has a greater defect than this; for it also presupposes that nearly two hundred kinds of British birds have simultaneously acquired an instinct, that of welcoming the cuckoo, which is diametrically opposed to the interests of their species. No such self-injurious instinct is ever acquired by any species. There are many habits that at first sight seem to be harmful; but their origin always dates from the acquisition of some benefit greater than the injury. Now, no benefit could compensate birds for the destruction of their entire brood—which is the result of harbouring a cuckoo—and therefore no species could acquire the habit of welcoming the cuckoo. Besides, nothing can be more fallacious than conclusions drawn from the manner in which birds appear to behave. Did we not comprehend its meaning, the amazing method pursued by farmyard rooster or horsepond drake in his lovemaking would seem the direst assault and battery. The skylark trills just as "joyously" from anger, fear, or sorrow, as from love. Moreover, the courteous deference which small birds sometimes exhibit towards the cuckoo is also displayed for the great grey shrike. I have watched a chaffinch closely attend upon this bird as it flitted from branch to branch and tree to tree. Yet shrikes are practically birds of prey, and it seems absurd that small birds should pay court to a creature which robs their nests and slaughters their young most cruelly.

MISTAKEN FOR A HAWK.

And, as a matter of fact, there can be no doubt that the cuckoo is mistaken for a hawk, and hated and dreaded accordingly in birddom. The other day I was sitting in a quiet coppice, watching the birds. A pair of turtle-doves were crooning in an ivied oak to the left, a missel-thrush, who had determined not to let the fact of my presence be forgotten, uttered his warning jarr like minute guns from a tall ash on the right. A blackbird in the undergrowth always

responded with that cackling alarm that the prowling poacher hates; a pair of whitethroats, each with beaks crammed with insects, croaked irritably in the bushes round me, because I was sitting too near their nest. A little further off a robin, flitting from one low bush to another, played at being a fly-catcher among the mixed life of the undergrowth. A song-thrush sat sentinel over me in the oak tree, above the turtle-doves, and other birds came and went about the business that brought them to the shade of the coppice in the heat of the afternoon. Presently there lurched into the midst of our company a long-winged grey bird, alighting with a splash of foliage in the heart of the oak. "Cuckoo! Uck-uck-uck!" shouted the new comer almost before he had covered his balance—for the cuckoo, though so hawk-like in outline, is a clumsy bird—but the turtle doves had not waited to hear what he was going to say.

PANIC IN THE COMPANY.

As he came in at one side of the tree they went out by the other, and with quick wing-cuts beat their way across the landscape. Nor did the sentinel song-thrush think twice about abandoning his post. He did not remain to ask the countersign from the new arrival, but dropped like a stone to the bottom of the hedge outside the coppice and was seen no more. The missel-thrush forgot all about me and departed also across country, swooping first near the cuckoo's tree with a loud jarring defiance, and then steering a swift and crooked course between the other trees in case the enemy might follow. As for the whitethroats, the robins, and the other birds, they simply effaced themselves, and for full three minutes not a bird's note of any kind was heard in the place. Every one that remained crouched low, waiting to see what the "hawk's" next move would be. Then from a tangled thicket the blackbird began to scold. Two blue tits, new arrivals apparently, discovered the cuckoo at once, and had all sorts of things to say to it from the next tree. A hedge sparrow called "Eep, eep," like a vulgar boy after a lady cyclist, and the robin began to chatter angrily. Before long, no doubt, the storm would have swelled and broken round that cuckoo, and he would have been mobbed from the place, but he suddenly caught sight of me and went into the next parish. While he remained, however, the behaviour of the birds of all sorts and sizes left no room for a shadow of doubt in my mind that they were all convinced that he was a hawk, and were in abject terror of him for a time.

COMPARATIVE FEAR.

The absolute silence which prevails in a coppice when a hawk—or what the birds imagine to be a hawk—enters contrasts strikingly with the clamour of protest which they raise against an intruding human being. They fear the hawk for themselves, but man only for their young. And at this season in a year like the present, when the paucity of some summer migrants is more than compensated by the abundance of our hardy British birds which survived the mild winter, and have since multiplied, it is rather difficult to find peace when you enter a wood. If there is not a young thrush or blackbird in the bush next you, causing vociferous anxiety to its parents, there is sure to be a nest full of some sort of youngsters in the tangle of honeysuckle which invades your path, or in the ivied trunk of the tree under whose shade you proposed to sit. To be scolded from every point of view, at a few yards' distance, by a pair of small birds, palls after a time; and you may be forced to "move on, please," several times before you find a spot where your pre-ence offends no bird in particular. But, having at last obtained permission to sit down and be quiet on your own property, you become the unsuspected audience to many little comedies in small life.

THE BLUE TIT'S FAMILY.

Perhaps nothing is more fascinating to watch than the dinner of a family of blue tits, ten or eleven delicious little atoms in delicate shades of grey-green, blue-grey, and yellow, with beaks like glaziers' diamonds, and tails of corresponding tinniness at the other end, all the rest fluff. Promoted from the cramped nursery, where ten or eleven of them managed to squeeze into room for two, they exhibit their sense of freedom by sitting well apart, no two on the same branch. But they have as yet no more practical notion of the way to get a dinner than to shout for it; and it is a pleasant chorus of little scissor-sharpening cries that they raise every few minutes. This means that one or other of their bright pairs of eyes has caught sight of a returning parent; and the marvel is, that so very small a beak as the blue tit's can carry something in the insect line for each of the family. Neatly as an acrobat the old bird flits and tumbles from branch to branch and twig to twig, knowing exactly where each of the children is sitting, and popping something into the beak of each. And before the distribution is over the other parent has arrived, and is unloading her beakful of atoms down the line. No wonder that little blue tits get so fat, and take such perky views of life.

E. K. R.

BOOKS OF THE DAY.

MR. F. G. AFLALO is a writer on sport and outdoor life whose practical methods are exactly suited to the latest of his books, "Sea and Coast Fishing" (Grant Richards). A sub-title informs us that it has special reference to calm-water fishing in inlets and estuaries. One might fairly describe it as a book without "wool" of any kind. That is to say, that the author assumes that his reader is anxious only to know the best methods of setting about this particular form of sport, which is rapidly growing in popularity, "what weapons to select, what armour to endure," when to go and where to go, what he may hope to catch, and how he is to catch it. He therefore discards all those artifices which previous writers have employed to provide atmosphere as well as instruction, wherein they followed the example of worthy Father Izaak himself. Mr. AFLALO wastes no eloquence on the briny deep, the dark rocks, and flashing tide pools, he says nothing of scenery, nothing of "characters." Yet almost his first remark strikes an interesting chord. After twenty years of sea-fishing, he says that out of nearly two hundred kinds of British sea fish I have managed to hook no more than forty species, while other seas and oceans, which I have perhaps fished as much as any not born to a seafaring life, have added only another score to the total, most of them having been caught on the coasts of Australia. The plan of the book is to give first a rapid sketch of the different fish that the amateur may hope to capture, in which pride of place is awarded to the bass, "for this fish is the joy of those who habitually catch it and the despair of those who as regularly fail." Then follow disquisitions on tackle, bait, how to fish, when to fish, and where to fish, till the whole mystery is expounded, a result all the more effectively achieved by means of the excellent illustrations in the way of photographs and sketches. One of the

most attractive features of the writing of Mr. Affalo is the heartiness and gusto with which he enters into the sport. Our readers, we are glad to say, have frequent opportunities of appreciating this in the pages of *COUNTRY LIFE*, but as an example of the particular style of this book, we may quote the following account of capturing a conger eel by moonlight:

"Presently, as one's thoughts are wandering from the subject in hand and one's eyes straining through the darkness towards the cliffs, or concentrating on the glow of pipe or cigarette near at hand, there comes to the line a reminding twitch, twitch, a mere picking, which means that the conger has the bait and is just moving the lead in its retreat. I then slowly count ten. This determines a quite arbitrary interval, but I firmly believe in the need of allowing the conger to get the bait well home in his jaws, and some such mental exercise seems necessary to preclude the possibility of striking before time. While I am reciting my ten, I grasp the line more and more firmly, and the instant ten is reached I strike—no milk-and-water striking such as river fishermen do when catching gudgeon, but a strike that would pull up a horse, a strike that brings in a good fathom of line over the gunwale, and then I find my eel fairly hooked and the fun begins. It is very well to deride conger fishing as sport—and I readily admit that the conditions of tackle are somewhat against it ranking high in that respect—but its shortcomings are at any rate no fault of the conger, which is game to the last. The manner in which the eel takes advantage of every frond of weed or corner of rock to twist his tail round, and thus throw extra strain on the line—the way in which, even when bodily hauled clear of such cover, it fights its way inch by inch, now and again testing all its captor's strength, fighting indeed like a bulldog even when in the boat, shows it a foeman worthy the angler's steel, and if only the largest congeners could be caught by day the popularity of conger fishing would increase very much."

There is always a certain fascination about the biography of a self-made man. Life, in a way, is the greatest of all games, and there is a keen sporting interest in watching a man who has had the worst of the handicap pounding along and passing those whose start was better. Such a story is meat and drink to a biographer sealed of the tribe of Samuel Smiles, but there are obvious difficulties when it is entrusted to the hero himself, as has been the case with "Henry Broadhurst, M.P." (Hutchinson). Two or three years ago the Life of Mr. Arch was written by himself, and the book had pretty much the same fault as this one. It no doubt was revised and the writing licked into shape, even as Mr. Augustine Birrell has given form to the Life of Mr. Broadhurst; but it is not in the writing that the weakness of such books lies—it is in the lack of literary instinct which prevents the hero from being able to select what have really been the interesting and dramatic events in his career. Just as Joseph Arch gave far too much about his strikes and trade unions, so Mr. Broadhurst overwhelms us with petty details about the part he has played in Parliamentary elections; and there is nothing under the sun staler than yesterday's political fight. Besides, it was, it seems to me, rather a mistake to have Mr. Birrell smoothing out the asperities. Every self-made man is not a William Cobbett, and yet one would rather have him in the rough. To our readers the most interesting part will be the beginning of Mr. Broadhurst's pilgrimage from "a stonemason's bench to the Treasury bench." Here is a slight but charming picture of humble life at Littlemore, in Oxford, where in April, 1840, he was born: "In the dark and dreary months of winter, stoats, weasels, and field mice abounded in the surrounding fields, and my earliest recollections are full of the keen delight we children took in the untrammelled life of the fields and orchards and brooks. Chief among our pastimes we reckoned a hedgehog hunt, in which we felt a keener zest because of the reward gained from the sale of its quills. Money was scarce enough to make such considerations of value, for the wages of a journeyman stonemason at that time varied from 20s. to 25s. a week during nine or ten months of the year, while the remainder was spent in enforced idleness. Yet, despite the narrowness and privations of the life, I loved my home and the rough free existence, spent largely in the open air, working in the garden and tending the pigs." We cannot follow him through all his jobs and out-of-work experiences, but the following little bit about being on tramp will serve to show that the poverty he knew was grim and real: "I have a vivid recollection of reaching a town within fifty miles of London one cold Christmas Eve. I had a shilling to draw and two beds, i.e., two nights' lodging for my credit, besides an extra shilling for Christmas Day. My pockets were entirely innocent of coin, so that I was obliged to exercise great frugality. Accordingly I hit upon the obvious expedient of taking my Christmas cheer in a lump, combining dinner, tea, and supper in one meal. But the landlady of the inn, good soul! would have none of it. Nothing would satisfy her but that I should freely share in the good things of her own table. Many a time have I wished to meet again the kindly hostess who turned my semi-starvation into a feast of fat things."

From one who has passed through the experience of a working man, the following account of labour in his early days is most valuable. It shows in what a house of dreams they live who glorify the past at the expense of the present: "In my early boyhood my mother has often given me a shilling to purchase a four-pound loaf, and the change out of the shilling only amounted to twopenny, and occasionally a penny. Its quality was equivalent to loaves doled out to persons in receipt of outdoor relief, coarse enough to turn the stomach of even the poorest. Sugar was a luxury indulged in only on rare occasions; farm labourers and other poorly-paid workers frequently flavoured their cup of tea with a pinch of salt. Fresh meat was then a rare event on the table of the ordinary labourer. In clothing we fared no better; our garments were coarse and uncomfortable. Portions of the workaday dress of a stonemason were composed of materials not found now even in the cheapest slop-shops; yet these poor garments were frequently used for Sunday wear before they descended to workshop service."

Apocryphos of clothing, there are several passages worth quoting, as, for instance, this, after he could write M.P. after his name: "For years past all my clothing had been made at home by my wife, and for several years of my Parliamentary life my wife remained my only tailor, a circumstance which I fancy is unique in the history of the English Parliament."

The Prince of Wales asked Mr. Broadhurst to Sandringham, and, when this ever-present difficulty about dress barred the way, very kindly removed it. "I spent three days at Sandringham," says our author, "with the Prince and Princess, but I can honestly say that I was never entertained more to my liking and never felt more at home when paying a visit than I did on this occasion. I arrived at Sandringham on Friday night and remained until the following Monday evening. On my arrival His Royal Highness personally conducted me to my rooms, made a careful inspection to see that all was right, stoked the fires, and then, after satisfying himself that all my wants were provided for, withdrew and left me for the night. In order to meet the difficulties in the matter of dress, dinner was served to me in my own rooms each night."

The Prince showed Mr. Broadhurst over the estate, and in the course of their walk took him into the village club. "The Prince invited me to partake of the refreshment of the house, and I was quite willing to comply! We had, I think, a glass of ale each, and sat down in the clubroom, where we found certain farm labourers enjoying their half-pint and their pipe. No excitement, no disturbance, and no uncomfortable feeling was evinced by those present. No condescension or patronage was displayed by the Prince towards his neighbours and friends. The beer was very good and of a very homely and acceptable flavour. Strong and plain but clean chairs and tables formed the furniture of the apartment. I remarked to the Prince that the chairs looked as though they were of the best build and strongest specimens of High Wycombe known. 'Yes,' he said, 'they are firm seats. Many a politician wishes his was as safe.' This is a very alluring picture of the immediate heir of England enjoying his glass of beer with a self-made politician in presence of homely farm labourers. More of the same kind of things and less of the intolerable politics would have vastly increased the delightfulness of a book that must be described as a dull one relieved by a few lively passages."

"Forest Folk" (Heinemann), by James Prior, is a tale of the homely dwellers in the district still nominally called Sherwood Forest. The scene is laid early in last century, but even then "enclosure and illiberal waste had sadly despoiled the Forest" of many of its original characteristics. The noble trees had been cut down, the deer were only a tradition, and much of the land had been fenced in and brought under cultivation. The rustics of the countryside were vaguely dissatisfied by these changes, born of the stir of new ideas, and still more disturbed by the sinister echoes of a deeper dissatisfaction clamouring in the outside world. The mutterings of Nottingham handicraftsmen, and the Luddite machinery riots, rippled even the stagnant duckponds of secluded villages, seemingly far removed from the whirr of looms or grievances of town life. The feelings of these simple country-folk might be epitomised in the opinion of one of them, Tant Rideout: "It don't matter a hop to me whether they mek their rotten laces on wide frames or narrer uns, but I wain't hae town machinery and town smells bro't to Blid'orth. It's bad enough to hae the country cut up into mouthfuls wi' these damned fences, it shan't be turned into town. . . . I mean to keep a place for the ling and larks." Tant was a good specimen of his class, a young farmer and small freeholder of superb physique, the best boxer in the Forest, who could sing a song or dance a hornpipe with the best, but whose society was mostly limited to those cock-fighters and poachers and even worse who frequented the only place of entertainment in Blidworth, the village tavern. That he should drink was inevitable; drunkenness was the vice, but also the only resource, of the countryside. While he was idling and talking largely at the pot-house, the bulk of the farm work fell upon his sisters, who were obliged to labour both at the plough tail and with the reaping-hook. The paucity of amusement, which told so fatally on the masculine character in the district, was not without its effect upon their womankind also. The grosser tasks of farming, the constant struggle with the heavy mire of fields, the familiar daily intercourse with their labouring men—if these did not narrow and coarsen their lives, at least they made very little for the refinement we look for in women. That in grappling strenuously with uncongenial tasks their characters were perforce occasionally deepened and strengthened was a providential corollary. The advent of two strangers of refined breeding and habits was the occasion of awakening the Blidworth folks to the fact that there were more delicate ways of living than theirs. The action and reaction upon each other of these widely different characters and temperaments form the theme of the book. To do them justice, the chief actors in the drama speedily penetrated the mask of manners to the human soul beneath it, and brushed aside apparent diversities that were merely external with little scruple.

Arthur Skrene's first glimpse of one of his new neighbours, the Rideouts, was somewhat peculiar. He had been riding along a lonely road, in some uncertainty of his whereabouts, when he saw a ploughboy turning his team of three on the other side of the hedge.

"Is that Blidworth?" asked the horseman.

"Eh? Blid'orth? Ah, yon's Blid'orth," answered the ploughboy; "yo're from somewher up'ards, I reckon?"

"Somewhere upwards? I don't quite know—I know what 'uppishness' means. Perhaps—"

"Let it stan' at that," said the ploughboy, with unexpected promptitude.

The horseman put his steed to a walk with a jerk of the reins, when a sudden gust blew the boy's hat off, and immediately there fell about its wearer's shoulders a lustrous mass of fine, long, reddish hair. A further glance revealed a "short breadth of womanish skirt between the hem of the old blue smock and the drab cloth gaiters." The girl, however, betrayed no consciousness of the awkward mishap, but with a candid gaze continued the conversation.

"That's a middling hoss of yourn; what price do yer put upon him?"

"He is not for sale," answered the owner stiffly.

"Well, he's nobbut a hack when all's said and done."

Again he was starting as she called shrilly after him:

"Well, I hope you'll be easier to get on wi' than the last man was. . . . Becos we're none so easy to get on wi' oursens, so we look to hae extry good neighbours, particularly in respect of gates."

"In respect of gates, probably I shall do as he did."

"Then, probably, we shall do as we did."

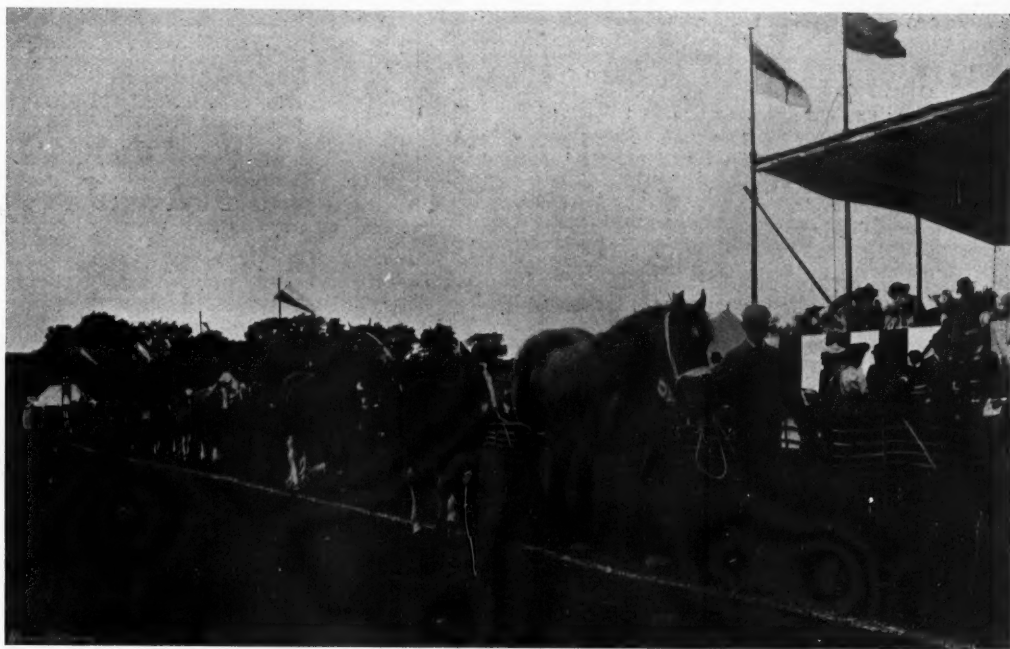
"What was that?"

"Smash 'em."

Then at last he rode on, a derisive shout of, "Yo mean to know me when yo see me again!" shrilling after him as he went. And so his romance began; for the girl who made her *début* after such an unconventional fashion was Nell Rideout, the heroine of the book, and neither her caustic tongue nor the eccentricities of her dress and pursuits could ever inspire her lover with any misgiving as to the worth and charm of the object of his affections. She coursed hares for amusement, she shot rabbits for the pot, and was the only woman who rode fox-hunting with Squire Pepper's hounds. "Een't she a picture?" confided one of the huntsmen to Mr. Skrene; "Drot it, it's ommost as gret a pity a handsome wench should ever grow oad as a good hoss should." She went to market, and was known there as "a fair judge of a beast and a good one of a horse." She domineered over all who came within her influence, and on at least one occasion took her hunting-crop to her brother, Tant, when he was suffering from a fit of drunken obstinacy. Yet, withal, she was a splendid girl. The novel is one of manners, and is original and striking in every detail; the characters are sketched boldly, and with considerable underlying humour; and there is not a line that deserves skipping in the volume. The rehabilitation of Tant is one of the finest studies of human nature which we have recently read.

THE ASHFORD HORSE SHOW.

IT must be confessed that the principal object for which a visit was paid last week to the Ashford Horse Show was to fulfil the promise made to the readers of *COUNTRY LIFE* to more fully illustrate and describe the latest novelty introduced into England by Mr. Walter Winans, who, with his keen love of horseflesh, has already done much on this side of the Atlantic to raise trotting and pacing from the low level to which it had fallen. And, while this pledge shall be fulfilled, it would be wrong not to refer in the first place to the excellent character of the show itself. Outside the admirable arrangements made for the convenience of competitors and spectators alike, for which the executive deserve all praise, the number of entries and the quality of the animals shown speak well for the county of Kent. Too much cannot be said to commend these country fixtures, whether they take the form of general agricultural shows or are confined to horses, for a great deal can be, and is, done by them to encourage the breeding and use of high-class stock. It has been urged again and again in these columns that from every standpoint it is far better to own a pedigree rather than a cross-bred animal. The cost of keep in the former case is certainly no greater, and may be less, whilst, to say nothing of the pride of ownership, the heavier expense is soon justified in the return made by the animal purchased. That it is an excellent plan to confine the large majority of the classes in county shows to animals belonging to local owners was clearly shown by the unqualified



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PARADING THE AGRICULTURAL HORSES.

"COUNTRY LIFE."

gelding Hercules was given the first prize in the class for cart-horses other than Shires; whilst the red rosette was awarded to Amberfield Mover, with a filly foal by Lord Salisbury, in the class for cart-mares of any breed with foal at foot. Four classes for hunters were included in the programme, and of these Mr. Walter Winans's bay gelding Acton, also placed first in the hack class, was awarded premier honours in his class, and was undoubtedly one of the best-looking animals in the hunter classes. Mr. Winans was successful in taking two firsts out of the four harness horse classes, and in each case it was with American horses, but it looked somewhat odd to see trotters and pacers competing with horses driven in English vehicles.

Of the other competitive events mention need only be made of the jumping classes, which attracted some very clever candidates. On account of the uniformly excellent performances, it took the judges a long time to make their decision, but the skill and clean manner in which Mr. A. N. Smith's chestnut mare Little Lady took her fences fully entitled her to the red rosette in her class. Sandwiched between the different ordinary events were races for trotters and pacers, to which no further reference need be made, for the time has come to redeem the promise made to describe the three-horse troika driving already referred to.

It should first of all be said that the troika may be entitled the national carriage of Russia. There is no recognised rule as to the manner in which the team of horses shall be attached to the public conveyance. Sometimes they are yoked troika fashion, that is, three abreast, in a manner to be described, and at other times tandem, whilst it is by no means unusual to see one horse harnessed to the near side of the shaft animal and the other in front. Indeed every variety of position is tried that can suggest itself to the caprice of the driver. The vehicles to



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MR. WALTER WINANS ON ACTON.

"COUNTRY LIFE."

be seen in general use are widely different from those employed by aristocratic and wealthy Russians, who own elaborate equipages in which they love to loll while their "koochers," or coachmen, drive at breakneck speed for short distances; but this is where the roads are more or less well kept. In the summer the country tracks, which are shockingly rough and uneven, provide anything but pleasure to the traveller, but the complete change wrought by the approach of winter, and the presence of snow covering the hard frozen ground and mantling in dazzling beauty the whole landscape, makes the use of even the roughest

success of the Ashford show. It may be that the prize animals cannot be compared with the champions of the big shows, but for all that there was much that was praiseworthy and a great deal to be learned at the Kentish fixture. The four classes for agricultural horses brought out some really good animals, and when the prize winners paraded they formed an excellent object-lesson to the farmers present. In the class for the best Shire, gelding, or mare, the first prize was awarded to Buckwell Surprise, a six year old roan mare by Insurgent out of Rampton Faith. The fine upstanding bay

gelding Hercules was given the first prize in the class for cart-horses other than Shires; whilst the red rosette was awarded to Amberfield Mover, with a filly foal by Lord Salisbury, in the class for cart-mares of any breed with foal at foot. Four classes for hunters were included in the programme, and of these Mr. Walter Winans's bay gelding Acton, also placed first in the hack class, was awarded premier honours in his class, and was undoubtedly one of the best-looking animals in the hunter classes. Mr. Winans was successful in taking two firsts out of the four harness horse classes, and in each case it was with American horses, but it looked somewhat odd to see trotters and pacers competing with horses driven in English vehicles.

troika sledge intensely pleasurable. The vehicle skims along without the slightest jar or vibration, and even though a spill should result from rotten harness or other cause, no harm follows so long as one is not pitched against a projecting tree or rock. Unlike the rough carriages in public use, which are often patched and repaired in the most primitive fashion, the vehicle of the Russian noble is generally a veritable triumph of the coach-builder's art. The wooden arch or dooga that is characteristic of the conveyance is elaborately decorated according to the taste and inclination of its owner. This dooga is placed over the shoulders of the shaft horse, and is fastened to the lengthy uprising poles by means of straps. A glance at the two illustrations entitled *AT TOP SPEED* and *REMOVING THE DOOGA* will make this clear far better than a wordy description can do. As will be also seen, the near and off side animals are attached to a lengthy splinter bar. Whilst the horse between the shafts must be a trotter, the outsiders must canter, one leading with the off and the other with the near fore leg. To ensure this the head of the animal is turned outwards by means of a side rein, and in course of time permanently acquires a one-sided gait. The reason given for this somewhat curious practice is that it affords a certain protection from the attack of wolves. This variety of style is only employed by private individuals, and is not used in troikas intended for real and hard work. For one thing, it soon wears out the animal, hence is it that the discarded troika horse may often be recognised in the droiky or cab. The Russian driver, who has an enviable reputation for treating his horse well, only uses the short whip with which he is provided for severe punishment, employing small pieces of metal that are attached one on each side of the reins to stimulate his charges.

The shaft horse used by Mr. Walter Winans at Ashford last week was Blackstone, a celebrated trotter, whilst the off-side galloper was an American thorough-bred named Gordon, and the near-side animal was Faith, an English blood horse. The only fault to be found with this exhibition of Russian driving is that there was not enough of it to please the spectators,



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AMERICAN STYLE.

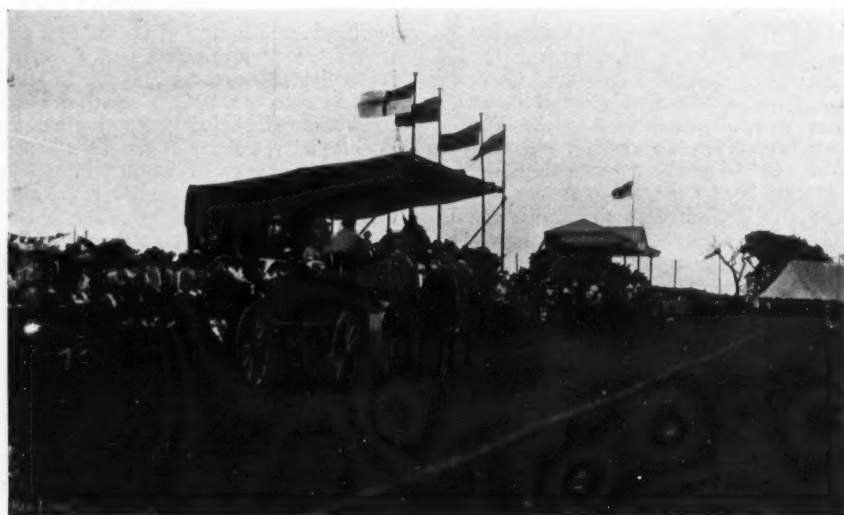
"COUNTRY LIFE."

and it was also a pity that it should have taken place in the rapidly failing light. The silk jacket, velvet breeches, and curious headgear of the driver were quite in keeping with the unique character of the whole turn-out, which certainly provoked more general interest than any other event, not even excepting the trotting and pacing proper, for to visitors to the Ashford

Horse Show these did not possess the novelty of the Russian driving exhibition.

In Russia, as is well known, there exists a splendid strain of trotting horses founded by a certain Count Alexis Orloff-Tchestmensky, who sought distraction in horse-breeding after knocking out the eye of his brother's rival in the affections of a fair maid. In England the brother would have had to black the eye of his own rival, but in Russia customs differed then and now. It was in 1755 that Smetanka,

the progenitor of the Orloff breed, found his way into Russia. He grandsired Barse, from whose three sons all the Orloff trotters are descended through various cross and coarse bred dams. The Count taught his horses, both mares and stallions, to trot at a great speed by exercising them on a course in front of his house, and a prominent Russian horse-lover tells that an unfortunate servant used to stand with a clock the size of a soup plate, over the dial of which a big second hand ran, and report to his master the times made. If these should be more than 30sec. for the quarter-mile, the menial had to get out of the reach of the angry Count. Count Alexis died in 1810, and thirty-five years later his widow disposed of the stud to the Russian Government. The present president of the Hackney Horse Society, who was specially permitted to visit Krenovoya, where the horses now have their home, gave a full and interesting description of the breed to the readers of *COUNTRY LIFE* some few months since. It is from the horses of the Orloff stud that all other Russian trotters have descended. The Russian trotter is not only used troika fashion, but match trotting proper is strongly supported. In St. Petersburg large crowds assemble during the winter



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PASSING THE COUNTY STAND.

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AT TOP SPEED.

"COUNTRY LIFE"

on Sundays and on public holidays to witness the matches on the ground of the Semenovsky Platz. Although Yankee drivers are frequently employed, American and other foreign horses are seldom admitted.

ON THE GREEN.

MANY things are happening in golf to-day that would make our forefathers stare if they could come back again—which it is sincerely to be hoped they will not do. There is the question of the ladies' championship on the St. Andrews green, a question still within the region of debate, although the Green Committee of the Royal and Ancient would have none of it. But the Town Council, thinking that championships of all kinds mean business, have asked the Green Committee to reconsider their decision; and since, as we understand, it was by a majority of only one that the ungallant vote against the ladies was carried, it is very likely that the committee may yield to this extra *enous* pressure. The view of the Green Committee we take to have been not that the ladies would block the course at all in the high summer, when they proposed to hold their meeting, and when there is no great pressure on the green, but that if the committee gave this encouragement to ladies to play on the long course, yet more than at present play there would be tempted to come in future, and that is not a consummation devoutly to be wished. Quite apart from any question of sex, there are golfers enough and to spare in general on the noble green of St. Andrews.

Our forefathers would look astonished at this spectacle, that we may almost say to be in prospect—ladies playing for their championship on the St. Andrews long links. And then again it would surprise them to find that the golfing world no longer plays foursomes to any great extent, but is much more interested in the four-ball match. This is quite a new idea, invented, I believe, by Andrew Kirkaldy, who is nothing if not original. Lately there have been some very fine matches of this sort on various greens of Scotland, where Vardon, Taylor, Braid, Herd, Kirkaldy, and Fernie have been giving a great deal of pleasure by their exhibitions of the game. Braid is fully keeping his reputation up. He is a worthy champion. And as to the question that has been a good deal in the air lately, "Stands Scotland where she did?" in matters golfing, the answer that this series of four-ball matches brings out certainly is an affirmative one. Scotland has had nothing the worst of the exchanges. On the contrary. At Irvine, it is true, Braid and Fernie (the latter is practically at home there) were beaten by Taylor and Vardon, although Fernie had beaten Taylor in a single in the morning; but at Pollokshaws Braid and Herd beat the same English pair very severely, and on the following day, and over the same green, Braid and Herd beat Taylor and Andrew Kirkaldy (of course the latter are not a representative English pair) two rounds of the green. On that day Braid won a prize given for the best score for a single round very easily with sixty-seven, which is said to be wonderfully good for the course. On the whole, the result of these many matches is to show that Harry Vardon is not, for the moment at least, so much ahead of all the world as some of us had fancied. Braid is as good as either he or Taylor, and as they are playing just now, perhaps just a little better, although Taylor had the best of them all at Islay. Fernie, too, has done exceedingly well with the strongest of them, although he is an older man, and if they were to give him a stroke for every year they have the better of him on this account, they would find him bad to hold. Herd, again, is only just behind any of them. I am inclined to think that Vardon and Taylor, by playing so well, have brought some few of the others up to their own level. It is always so. We never seem to get to the limit of human golfing capacity.

They must have had a fine match on the Myopia Hunt Club's green for the American Championship. Anderson and A. Smith tied for first place, and on playing off Smith led by five strokes with seven holes to play. Yet Anderson beat him by one, and is champion.

HORACE HUTCHINSON.

FROM THE PAVILION.

IN the world of cricket the sensation was last week the extraordinary performance of the Notts batsmen, who after scoring 650 or thereabouts against Sussex, losing but seven men in the effort, managed to get out against Yorkshire for 13 all told! The incident is interesting, partly because no county—Oxford University once collapsed for 12, nine men out, and it is still a source of gentle badinage against A. J. Webb that he was not well enough to take his innings—has ever been despatched before for less than 16; partly because the world of critics has descended far more on the failure of the batsmen than on the success of the bowlers, Rhodes and Haigh. The former immolated six batsmen for two singles and one hit for two, while Haigh's bowling was so expensive that Jones actually hit him once for four, and five singles besides were made off him. The condition of the wicket was not ideal, of course, but for all that Notts scored 173 in the second innings—a three-man score, by the way—Rhodes getting but one wicket for 53 and Haigh one for 53 likewise. Of course, such a collapse is no indication of form; it is merely a curious case of eleven men being all out of form at once. Some day we shall hear of eight crack oarsmen catching a simultaneous "crab," I expect. However, as matters went, Yorkshire scored a victory, and can claim to have made, in county matches, the highest recorded score, 887, and to have dismissed the foe for the smallest recorded score, the 13 of the Notts eleven. The rain of Thursday night seriously affected more sides than one; lucky, indeed, were those that won the toss. But, on the other hand, the rain—it only fell for an hour—of Saturday afternoon saved Essex from a bad beating by Lancashire;



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REMOVING THE DOOGA.

"COUNTRY LIFE."

but there was another factor in the escape in addition to the watery one, viz., the very admirable batting of Perrin and the very stubborn defence of Garrett, whose mission in life seems to be the rescue of Essex from hopeless trouble. McGahey has been very quiet of late, in fact four innings—consecutive innings—have only produced a single-figure average. Derbyshire had a similar let-off at the hands of Warwickshire, but, as before, the saving rain of one day only neutralised the wicket-spoiling effects of another. Kent generally has a run of good luck in the Tonbridge "week," but last week—the week of the Festival—produced two defeats. The first came from the hands of Middlesex, a county which has generally been unlucky at Tonbridge, and in fact the win of this year was, though thoroughly well earned, only secured after some desperate battling. There were in the end 26 runs to get, and two wickets to fall, and against an eleven that has been fighting furiously with set teeth, and successfully, it is easier to lose such a battle than to win it. However, MacGregor and Rawlin set their teeth as close as did their opponents, and pulled their county through. It was a thoroughly "game" game on both sides, and the conquered annexed as much honour as their conquerors. This last remark may be equally applied to the match played at the Oval between Surrey and Cambridge, for the defeat of the University by some 45 runs was quite honourable, seeing that on a wicket that was by no means perfect the Light Blues had to score some 270 runs. Wilson, Longman, and Day made 185 of these, but the other batsmen could not raise many. The three men named, however, are all excellent players on a slow wicket—they are not exactly to be despised on a pitch that is fast and true—and their presence will make the Cambridge eleven very strong if wet is the order of the day when Oxford is encountered. The fielding was also very smart, Hind being especially useful, and Dowson showed that he has some bowling still left in him; the fast ball with which he sent Dolbey back was a regular clinker. For the whole of the cricket of the week end but one century was scored, and that by W. G. Quaife, who in five matches has now made four centuries, being also twice not out. The bowling of Tate (Sussex) against the Kent batsmen at Tonbridge was most remarkable, for the Kent players are not novices; yet in the two innings, with some help from the ground and from good catching, he had 14 men for 119 runs—a very fine record. W. J. FORD.

CORRESPONDENCE.

CLIMBERS FOR A WALL.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—I have a wall some 20ft. high, and about 100ft. long, western exposure. This I am anxious to cover with really good creepers which will give as prolonged a display of bloom as possible. There is a bed some 4ft. or 5ft. wide at the foot of the wall, and I thought of planting some bushy subjects, *e.g.*, *Choisya ternata*, to hide the lower portions of the roses or other lofty climbers which might get leggy at the bottom. If you could tell me through the columns of your invaluable paper some of the climbers best suited for this purpose, and any hints as to how they may be mixed, I should be very grateful.—J. A. M.

[You should be able to make a very pretty wall of this, as the exposure suits so many plants. You can choose from the following. Of course, plant plenty of roses, as there is a wide selection, such as the Crimson Rambler, Aglaia, Euphrosyne, Thalia, Alister Stella Gray, the lovely Mme. Alfred Carriere, Bouquet d'Or, Gloire de Dijon, W. A. Richardson, Reve d'Or, Carmine Pillar, and Paul's Single White. Of other climbers, there is almost an endless selection. The large leaves of the Dutchman's pipe (*Aristolochia Sipho*) are very handsome. And then there are the vines, the beautiful Japanese *Vitis* *Coignetiae* and the American kinds, with rich leaf-colouring in the autumn; *Clematis Jackmani*, *C. montana*, very beautiful in the month of May; *C. flammula*, *Jasminum nudiflorum*, the sweet-scented jasmine of winter, a delightful climber because so free-flowering in the depth of winter; the white sweet-scented jasmine, the Dutch honeysuckle, the blue passion-flower, *Solanum jasminoides*—but this is very tender; it might succeed, however, in your district if given as warm a corner as possible; the white flower clusters are very charming; and, of course, the wistaria. These are all true climbers. We have not mentioned the ivy, but if you care for a plant or two of this, then choose the variety Emerald Green

or *Atropurpurea*. The last has very dark purplish leaves, and a good contrast is obtained by planting the winter-flowering jasmine near to it; the effect of the wealth of yellow flowers and the dark-coloured ivy leaves is very good. Of shrubby things for the base, so to speak, at least to fill up the lower part of the wall, the *Choisya ternata* is one of the best; it is an extremely leafy shrub, and the flower clusters have a nutty perfume. You might also plant rosemary, tree and herbaceous peonies, such as the tree peony *Reine Elizabeth*, and the old crimson and blush, herbaceous varieties. Lavender bushes are quiet in colour, and *Ceanothus Gloire de Versailles* is pretty when in flower, though rather tender. Many walls are made beautiful by planting against them things more associated with the pleasure ground, such as the Chinese guelder rose (*Viburnum plicatum*), a mass of creamy flowers in early June, *Ceanothus azureus*, or the variety just mentioned, *Magnolia conspicua*, the early-flowering magnolia, Judas tree, the dense wiry-growing crimson-berried *Cotoneaster microphylla*, the glossy-leaved *Azara microphylla*, and *Garrya elliptica*, which bears long catkins in winter; but we have mentioned sufficient things, we think, for your purpose. The hardy fuchsias are occasionally used as wall plants, at least planted quite close to it, and it is surprising that such glorious bushes as *Fuchsia Riccartoni*, *F. globosa*, and *F. macrostemma* are not more used in this way. All these things should be planted in the autumn, and in the meantime well prepare the places where they are to go.—ED.]

COUNTRY TEACHING FOR COUNTRY CHILDREN.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—With reference to your rather sweeping but nevertheless true remark that "England has had no stronger generation than that which held books and school most thoroughly in contempt," it has often seemed to me that the educationalists of the present day forget that the brain is actually best developed by the use of the senses and muscles, and not by the reading and studying of books and facts. Send the children to deal straight with Nature, and they will have their wits sharpened, and something useful will be learnt; meantime the character improves and the brain-power increases. Send them to school, as we do now, to occupy themselves with books and such-like, and we turn out the rather stupid, average incapable person of the working class, well-meaning for the most part, but curiously unobservant, wanting in initiative, and commonplace in ideas and execution, just satisfied to do as others do, however low the standard. I should like the "scholar" age to be from twelve onwards; the hand and eye and all sense muscles should be trained long before this if real proficiency in many trades and professions is ever to be acquired, and this training is far more congenial, and does the child more good than poring over books. The vast majority are no good as scholars; Nature meant them to use their muscular faculties chiefly, but we try to train every one in scholarship only, and the result is that we produce neither scholar nor capable worker. Short hours with first-rate technical teaching for the little ones, with reading and book-learning to follow as they get older, would do more to help the trade of the country than the books first and technical training after, which is now the universal prescription. But we in these days like to build a pyramid to stand on its apex; it looks skilful, and it is no matter that it is useless for any practical purpose and just a little dangerous.—LUCY D. GREAVES.

COTTAGERS' HOMES AND TOWN HOLIDAYS.

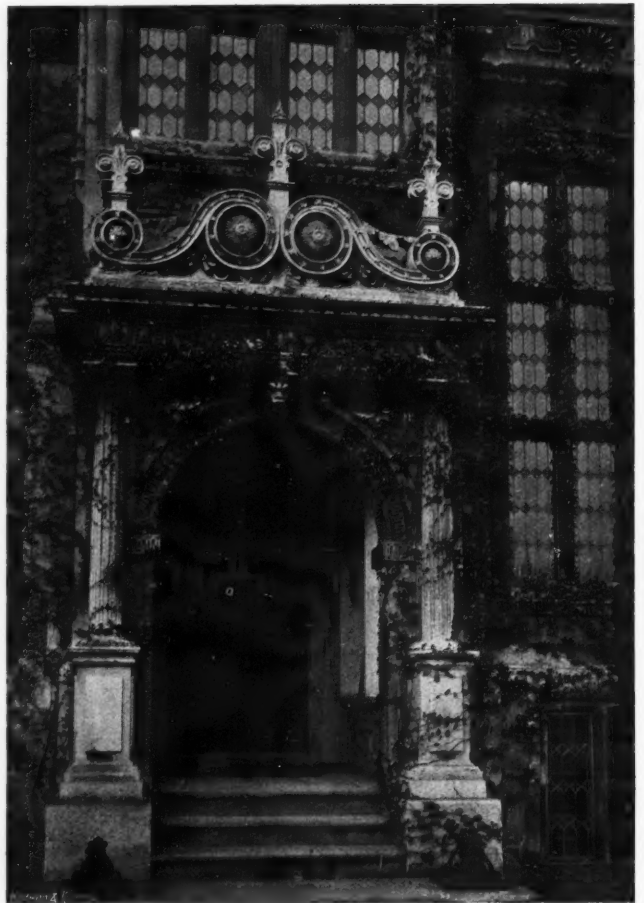
[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—Your sympathetic reference to my appeal in the *Times* that children may have a fortnight rather than a day in the country encourages me to look for your help. May I, through your columns, ask your readers if they know of cottagers who for five shillings a week will receive a London child for a fortnight? We on our side will select the child—considering only need, and favouring none on account of creed or neighbourhood—and as far as possible secure that the child is clean and clear of infection. We want on the other side a correspondent who will assure us of the fitness of the cottager's home, receive and pay the money, and if possible help to make the child's holiday fuller of interest. Will, then, some of your readers consider whether there is not in their village a cottager with an empty room who could thus receive one or two children? Last year over 30,000 were thus received. They came back with health, and with such memories of their host's kindness that their stock of goodwill is for ever increased. They could not with such memories have been troublesome or unwelcome guests. The office of the fund is at 10, Buckingham Street, Strand. The Hon. A. Lyttelton is the treasurer; I am the chairman. A letter will bring every information.—SAMUEL A. BARNETT.

THE HALL, BRADFORD-ON-AVON.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—Some time since you published an excellent series of pictures of that very charming house, The Hall, Bradford-on-Avon, which was taken as the model



for the Prince of Wales's Pavilion at the Paris Exhibition last year. It is one of the most charming examples I have ever seen of the Renaissance in England, and I venture to send you a photograph of the doorway, which I think may interest your readers. The exquisite character of the detail will appeal to everyone, and I would leave the picture to speak for itself. I may remark, however, that this house was built by a family of the name of Hall, probably about the year 1580, the last representative of which died richly endowed with this world's goods in 1711. His possessions were left to a Miss Bainton, who afterwards married the heir to the Dukedom of Kingston. The lady's son was the third and last Duke of Kingston, who married the notorious Miss Chudleigh. This lady lived at the Hall, and upon her death the place came to the second Duke's daughter, who had married a gentleman afterwards created Earl Manvers. The Earl sold the house to one Divett, a cloth manufacturer, who used it for the purposes of his trade. Fortunately for the structure, it was bought in 1848 by the late Mr. Stephen Moulton, who carefully restored it, with true veneration for its fine character, and his son, the present possessor, has continued his work. In the late Mr. Moulton's time the place was known as Kingston House, but the old name of "The Hall" has been restored to it. In ancient documents the members of the family which built the place appear as De Aulâ, De la Salle, and sometimes as "At Hall," thus plainly indicating the relationship of the family to the house. I shall be glad if you are able to use the picture I send.—K. G.

A LARGE CARP.

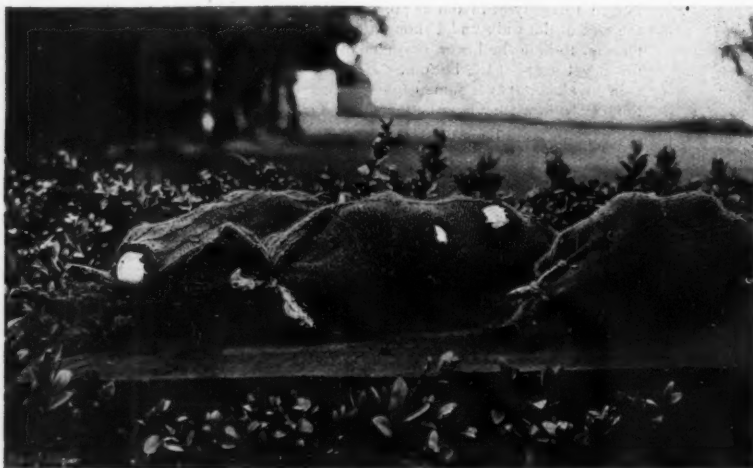
[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—It will interest some of your readers to know that a very large carp has just been placed in Charterhouse Museum, which was taken from the late Sir Frederick Marshall's pond at Broadwater by George Holden, professional cricketer, on December 4th, 1899. The fish weighed in the flesh 23lb 10oz., and is undoubtedly one of the largest carp ever taken in England, though continental specimens are said to have run much larger. "Houghton's British Fishes" quotes, indeed, at second-hand, a fish said to have been 24lb., from Harting Pond, while Cholmondeley Pennell, in his "British Freshwater Fishes," claims the record for a brace, which weighed 38lb. between them. I should be inclined to suppose that as an authenticated record the Charterhouse specimen may have to stand first, but I should be glad to hear what others may have to say on the point. The fish, in his stuffed condition, does not, I think, look his weight. He is, however, very deep and thick through.—GERALD S. DAVIES.

POACHED EGGS.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—I enclose a photograph of three portions of socks or stockings, tied up at each end, containing altogether eighty-eight partridge eggs, which my brother-in-law and myself accidentally discovered buried at the foot of an oak tree in a wood in Hampshire. Whilst unearthing these bags we found the following note: "I have only got eighty-eight this time; these are all good ones. I cannot get any more, as the rest is all set now. Please send money by post." Needless to say, the eggs were conveyed to the keeper whose master has most of the shooting round, and no doubt strenuous efforts will be made to stop this wholesale kind of egg poaching. This shows to what a large extent egg stealing is carried on, as presumably this has been going on all the nesting season.—W. J. ARK V.



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TO LET, Furnished or Unfurnished, an unusually charming, picturesque, and elegantly appointed Modern RESIDENCE, standing surrounded by its finely-timbered grounds and grass lands of about six acres; beautiful district; near station. Golf and Hunting. Contains eleven bed and dressing rooms, fine hall, three large entertaining rooms. Stabling. Cottage. Glass.—Personally inspected by ALEX. H. TURNER & Co., 199, Piccadilly, W.



HANTS (in a beautiful position, with grand views).—To be LET, an exceptionally well-appointed Modern RESIDENCE, built regardless of cost, containing eight bedrooms, bath, three cheerful reception rooms; stabling for four, four-and-a-half acres of grounds, lodge entrance. Quick service; gravel soil. Rent £200. Personally inspected.—ALEX. H. TURNER & Co., 199, Piccadilly, W.



HERTS (forty-five minutes from Euston).—Rent £120; or FURNISHED, a beautiful specimen genuine Elizabethan HOUSE; near station; fine hall, with fireplace, large reception rooms, nine bedrooms; stabling; old gardens. Photo.—Inspected by ALEX. H. TURNER & Co., 199, Piccadilly, W.

SURREY (within easy access of London by unequalled train service).—To be LET, either FURNISHED, Unfurnished, or would be SOLD on very favourable terms, a gentleman's small RESIDENTIAL ESTATE, comprising an historical Residence; ample stabling and small farmery. The grounds are beautifully timbered, and there are several park-like meadows intersected by a running stream, affording boating and fishing, the whole forming an exceptionally desirable Property of about 50 acres, situated quite in the country, and yet easily accessible of TOWN.—Personally inspected and recommended by the Agents, ALEX. H. TURNER & Co., 199, Piccadilly, W.

SURREY HILLS (in a fine bracing position, 700ft. above sea level, with extensive views, and only 40 minutes from Town).—A picturesque old COUNTRY HOUSE to be LET, FURNISHED, containing fifteen bed and dressing rooms, bath, and five capital reception rooms; stabling for five horses; coachman's cottage, and beautifully-timbered grounds. Tennis courts, prolific kitchen garden, etc.—Inspected and recommended by ALEX. H. TURNER & Co., 199, Piccadilly, W.

BUCKS (in the select and healthy district of Gerrard's Cross, in a bracing position on gravel, with beautiful views).—To be LET (or the Estate of nearly 600 acres would be SOLD), a gentleman's COUNTRY RESIDENCE, surrounded by a small and prettily-wooded park, in which there is some ornamental water. Seventeen bed and dressing rooms, billiard and three reception rooms; ample stabling and coachman's lodge. Nicely-timbered and shrubbed pleasure gardens, kitchen garden, glass, etc. Modern sanitation. A small extent of preserved shooting will be included.—Photos, with, and inspected and recommended by, ALEX. H. TURNER & Co., 199, Piccadilly, W.

ALEX. H. TURNER & CO.,
199, PICCADILLY, LONDON, W.
GUILDFORD, WEYBRIDGE, WOKING & READING.

WM. R. NICHOLAS & CO.,
43A, PALL MALL, S.W.,
and BLAGRAVE STREET, READING.
For continuation of Advertisements see p. xvii.
THREE BRIDGES (25 minutes' drive of), and two miles from L.B. & S.C. Ry. Station.
ESTATE and 164 ACRES for under one-third of cost.



EXECUTORS are prepared to SELL this ESTATE at a rare bargain. It extends to 164 acres, and includes park, wood, and other lands, and some seven acres of ornamental water. The House is approached through a drive of half-a-mile, and contains fourteen bed and dressing rooms, two bathrooms, five reception rooms, billiard room, etc.; conservatory, stabling for seven, and cottages; farmery. Price very low. (10,319.)

BASINGSTOKE WAY.—An unique, old-fashioned ESTATE of nearly 50 acres. The House is a delightful home, approached through a drive with lodge; fourteen bed, four reception, bath, and usual domestic offices; also charming lounge hall about 21ft. by 15ft.; heavily-timbered grounds and wide spreading lawns; two walled kitchen gardens; stabling for seven; capital balli's or farm-house, and farm buildings. The whole property is in perfect order, and is situated in one of the most favourite districts in North Hants. Price, Freehold, moderate; or would LET the House and 14 acres at £250 per annum, Unfurnished.—Inspected and recommended by WM. R. NICHOLAS & Co., 43A, Pall Mall, S.W. (9523.)

EASY DISTANCE OF TOWN.
On Baker Street Line.



£2,500 FOR the Freehold of the above very desirable HOUSE, conveniently arranged, and containing seven bed and dressing rooms, a bathroom, two good reception rooms, kitchen and offices; capital small stabling accommodation; four acres of excellent lawns, gardens, etc. (well stocked), and an additional thirteen acres of grass land adjoining can be had if desired. (8998.)



HEREFORDSHIRE (on the borders of Wales, in the parish of Cusop, about a mile from Hay Town and railway station).—The very valuable Freehold ESTATES known as "Brynmelyn," "Tycoch," and "Tylasop," and comprising a substantially built and well-arranged Residence, known as "Brynmelyn," placed amidst some of the most delightful scenery in a most healthy situation. It contains three reception rooms, good offices and cellarage, seven bedrooms, bathroom, and four attics, and has the necessary adjuncts in the shape of stabling and outbuildings, with good gardens and grounds. "Tycoch" and "Tylasop" each have a good farm-house and buildings, and there are seven cottages in different parts of the estate, which extends in all to 273a. 1r. 13p., lying most compactly together, of a mixed character, and affording for its size very excellent sporting, which could be most materially improved by preservation. In various parts of the estate are excellent quarries of building stone, paving stone and tiles, and these, with development, should yield a very good income. There is also limestone and a recently erected lime kiln.—Messrs.

WM. R. NICHOLAS & CO. (in conjunction with Mr. CHARLES GRIFFITHS, JUNR.), will SELL the above by AUCTION at "The Green Dragon Hotel," Hereford, on July 5th, in the following Lots, viz.:—
Lot 1. "Brynmelyn," with appurtenances and land, 22a. 1r. 2p.
Lot 2. "Tylasop Farm," mostly grass, 91a. 3r. 15p.
Lot 3. "Tycoch Farm," including paving and tile quarry, 159a. 0r. 36p.

Particulars, views, plans, and conditions of sale may be had, when ready, of R. T. GRIFFITHS, Esq., Solicitor, Hay, near Hereford; of Mr. CHAS. GRIFFITHS, JUNR., Auctioneer, also of Hay; and of the Auctioneers, WM. R. NICHOLAS & Co., 43A, Pall Mall, London, S.W., and Reading.
Telephone Nos.: London, 5293 Gerrard; Reading 221.

WM. R. NICHOLAS & CO.,
43A, PALL MALL, S.W.,
and BLAGRAVE STREET, READING.

MESSRS. GIDDY & GIDDY,
4, WATERLOO PLACE, PALL MALL, S.W.
Branch Offices: Sunningdale and Maidenhead, Berks.
For continuation of Advertisements see p. xviii.



ON THE THAMES AT SONNING, Berks (two miles from Iwyford and three miles from Reading Stations).—That most attractive RIVERSIDE PROPERTY known as "The Cottage," comprising a remarkably picturesque cottage orné, on rising ground in grandly-timbered old grounds of about ten acres extending to the river, to which it has a very long and valuable frontage. It contains three reception and handsome billiard rooms, eleven bed and dressing rooms, good offices, etc.; stabling, cottage, laundry, range of glass, etc., the whole forming an exceptionally choice riverside abode, which Messrs.

GIDDY & GIDDY are instructed to SELL at the Mart, E.C. (unless previously disposed of by private treaty), on Monday, June 24th, 1901, at 2 o'clock.—Particulars, plan, and conditions of sale of Messrs. WALTONS, JOHNSON, BUBB & Co., 101, Leadenhall Street, E.C.; or of the Auctioneers, at their chief office, 4, Waterloo Place, S.W.

COBHAM (Surrey, two miles from).—For SALE, a charming Freehold RESIDENTIAL PROPERTY of over fifteen acres, occupying a beautiful position, high, on sandy soil, and adjoining extensive woods. The House contains hall, five reception and billiard rooms, and thirteen bedrooms; there is stabling for six or seven horses, and the fine old grounds are beautifully timbered, the remainder of the property being well wooded grassland, forming a miniature park.—Agents, Messrs. GIDDY & GIDDY, 4, Waterloo Place, S.W.



BERKS.—To be SOLD, a singularly beautiful RESIDENTIAL ESTATE, comprising the above fine old Queen Anne Mansion, in a lovely position in the centre of a park of about 100 acres, adorned with fine old cedars and other forest trees. The Mansion contains very handsome reception and billiard rooms, fine hall, over 20 bedrooms, and is fitted with every modern convenience; first-class stabling and delightful old grounds, lodges, and several cottages.—Inspected and strongly recommended by the Agents, Messrs. GIDDY & GIDDY, 4, Waterloo Place, S.W.

KENT AND SURREY BORDERS (near Edenbridge).—To be LET, a remarkably picturesque Gabled RESIDENCE, in beautifully-timbered grounds and grassland of 20 acres; containing twelve to fourteen bed and dressing rooms, four reception, billiard rooms, bath, etc.; stabling for five, cottages, and other accommodation.—Agents, Messrs. GIDDY & GIDDY, 4, Waterloo Place, S.W.



NORTH WALES.—The Freehold for SALE of the above exceptionally attractive ESTATE of 160 acres, comprising a capital moderate-sized stone-built RESIDENCE, in excellent order, occupying a choice position on the bank of, but high above, a trout stream, and surrounded by picturesque grounds, park, and valuable woodland; stabling for three horses, model farmery, lodge, and cottage, etc.—Full particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, S.W.

GIDDY & GIDDY'S LIST OF ESTATES, SPORTING PROPERTIES AND COUNTRY HOUSES (one of the largest published), in all the favourite districts of England and Wales, to be SOLD or LET, a large proportion of which have been personally inspected, may be had by post for six stamps.—Offices, 4, Waterloo Place, Pall Mall, S.W.; Sunningdale and Maidenhead, Berks.

MESSRS. GIDDY & GIDDY,
LAND AND ESTATE AGENTS,
4, WATERLOO PLACE, PALL MALL, S.W.

TELEGRAMS,
"GALLERIES, LONDON."

KNIGHT, FRANK AND RUTLEY.

TELEPHONE
1942 GERRARD.

LANDED ESTATES AND COUNTRY HOUSES.

The JUNE ISSUE of the
ILLUSTRATED PROPERTY REGISTER,
Published by Messrs. KNIGHT, FRANK & RUTLEY,
will be sent post free on receipt of three stamps.
London Office: 9, CONDUIT STREET, W.



The most beautiful Estate on the banks of Lake Geneva.

TO BE SOLD, a lovely PROPERTY of about 57 acres, situated on the banks of Lake Geneva. The Residence (as above) contains entrance hall, dining and drawing rooms, four salons, fifteen bedrooms, bathroom, usual domestic offices and cellars. The Châlet is vis-a-vis Mont Blanc, of which it commands the finest view on the lake. Electric light. Spring water, celebrated for its purity. Lovely gardens and grounds with unusually productive vineyard. There are five acres planted with vines, orchard with about 3,000 fruit trees, kitchen garden



with about an acre of asparagus beds, and excellent meadowland planted with specimen trees. Entrance lodge. A purchaser would have the right to construct a private landing stage on the lake, also a special railway station on the Property. Station ten minutes' walk; Lausanne 20 minutes by rail; Geneva 56 miles. Splendid climate. This unique Estate should be seen to be fully appreciated; but Messrs. KNIGHT, FRANK & RUTLEY have a series of photographs at their offices, 9, Conduit Street, W., from which applicants may obtain a faint idea of the exquisite beauty of this Property.

Leaves; ten minutes from the golf links.

TO BE LET, Unfurnished, a roomy self-contained flat, situated six minutes from the station, within one-and-a-half hours of London. Accommodation: two reception and five bedrooms, bath (h. and c.), and offices; good views; modern drainage; gas laid on; good schools; excellent golfing.—Messrs. KNIGHT, FRANK & RUTLEY, as below.



35 acres; eighteen bedrooms; stabling for five.

SURREY—To be LET, Furnished or Unfurnished, a Picturesque RESIDENCE, standing in park and woodlands of 35 acres. Accommodation: five reception rooms, eighteen bedrooms, and complete offices; stabling for five. Tastefully laid-out grounds, orchard, paddock, etc.—Messrs. KNIGHT, FRANK & RUTLEY, as below.

3,000 ACRES Good SHOOTING WANTED, within two hours of Town, for next season.—Messrs. KNIGHT, FRANK & RUTLEY, as below.

Rent £335 per annum. In perfect order. Electric light. Every modern convenience. Newly decorated.

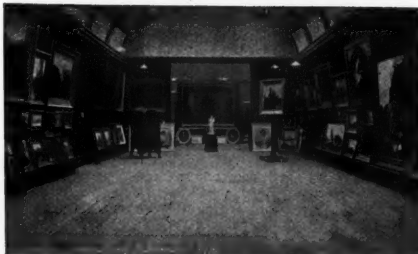
KENSINGTON—To be LET, a well-built RESIDENCE, containing four handsome reception rooms, nine bed and dressing rooms, bathrooms, etc. Ready for immediate occupation. Recommended.—Orders to be obtained from Messrs. KNIGHT, FRANK & RUTLEY, as below.

A beautiful House in perfect order. Freehold. Fine stabling. Decorated with fine taste.

HYDE PARK (two minutes from).—To be SOLD, a fine TOWN HOUSE, with a magnificent drawing room and conservatory, noble dining room, billiard room, smoking lounge, library, cloak room, etc., and thirteen bed and dressing rooms. All the rooms in the House are exceptionally light and lofty. Stabling, seven stalls and two loose boxes. Price, including the stabling, 14,000 guineas.—Agents, Messrs. KNIGHT, FRANK & RUTLEY, as below. Photos at Offices.

APPROACHING SALES BY AUCTION.

AT THE CONDUIT STREET AUCTION GALLERIES.



ON TUESDAY, JUNE 4TH,
A Choice Collection of DECIDUOUS AND EVERGREEN
DWARFED JAPANESE TREES,
Many of great age and in full blossom, and which have been
very carefully acclimatised, comprising valuable specimens
of

CEDAR, ELM, BEECH AND OAK.

Maples of various graftings:

APPLE, CHERRY, MAY, MAGNOLIA, WISTARIA,
BANANA, CINNAMON, ETC.

The Property of a lady.

Illustrated catalogues on application.

THURSDAY, JUNE 6TH,

WINES, the Property of a well-known GENTLEMAN.
Cockburn's 1881 Port, Martinez 1881, 1887, and 1896; Cossart
Gordon's Madeira 1892, Chambertin 1895, Chateau Lafite 1895.
A few lots of Champagne, Moët and Chandon, Hiedsiek, Pol
Roger, Irroy, Perrier Jouet, etc.

FRIDAY, JUNE 7TH,

A LIBRARY OF GENERAL LITERATURE, PAINTINGS,
DRAWINGS, AND ENGRAVINGS.



Billiard room, three reception rooms, 28 bedrooms; golf.

MOUNT RADFORD HOUSE, EXETER.—The above spacious MANSION, with stabling for three; grounds of about six acres. Company's gas and water. Station one mile. Will be SOLD by AUCTION by Messrs.

KNIGHT, FRANK & RUTLEY, at the Mart, Tokenhouse Yard, E.C., on June 4th, unless previously disposed of by Private Treaty.—Illustrated particulars now in preparation.



Five reception and twelve bedrooms. Stabling.

BEECHWOOD, DEAL.—The above old-fashioned RESIDENCE will be offered for SALE by AUCTION at the Mart, Tokenhouse Yard, E.C., on June 4th, by Messrs.

KNIGHT, FRANK & RUTLEY (unless previously disposed of by Private Treaty). It stands in three acres of well-timbered grounds, close to the railway station, and within a few minutes' walk of the sea. Contains five reception rooms, twelve bedrooms, bathroom; Company's gas and water; stabling for three horses, laundry, cottage, etc.; sandy soil.

A "Norman Shaw" House, in perfect order. 400ft. above sea level; eight miles from Hyde Park.

A BEAUTIFUL HOUSE of moderate size; three minutes from a station, 20 minutes from the City; electric light; four acres of grounds, laid out by Milner. The House cost the present owner £25,000.—Recommended with confidence by Messrs. KNIGHT, FRANK & RUTLEY, from personal inspection. Offices: 9, Conduit Street, W.

110 acres; billiard room, 21 bed and dressing rooms; stabling for nine; electric light. Under an hour from Town.

SURREY—To be LET, Furnished, an elaborately Furnished RESIDENCE, in perfect order, and lighted throughout by electricity. Accommodation: five reception rooms, billiard room, 21 bed and dressing rooms; stabling for nine; coachman's and gardener's cottages. Well-arranged pleasure grounds and parklands of 110 acres.—Inspected and recommended by Messrs. KNIGHT, FRANK & RUTLEY, as below. (470.)

TOWN HOUSES for the SEASON and for SALE:—

Berkeley Street.
Carlos Place.
Grosvenor Square.
Upper George Street.
Upper Brook Street.
Park Lane.
South Street.
Park Street.
Hill Street, Mayfair.
Curzon Street.
Charles Street.
Hertford Street.
Portman Square.

LANCASTER GATE.
Hyde Park Terrace.
Palace Gate, Kensington.
Queen's Gate.
Cromwell Road.
Sloane Street.
Cadogan Gardens.
Belgrave Square.
Grosvenor Place.
Grosvenor Gardens.
St. James's Place.
Arlington Street.
St. James's Square.

Carlton House Terrace.



20 acres; 25 bed and dressing rooms; stabling for seven.

SOUTH DEVON (two miles from a good seaside town and station).—To be LET, Furnished, the above RESIDENCE, occupying a splendid position on high ground. Accommodation: four reception rooms, 25 bed and dressing rooms; stabling for two; two cottages; lovely grounds of 20 acres; five minutes from golf links.—Messrs. KNIGHT, FRANK & RUTLEY, as below.

HUNTING AND GOLF.

GLOS. (Cheltenham district).—To be LET, Unfurnished (or would be SOLD), picturesque RESIDENCE, situated in lovely gardens, grounds and parkland of about 33 acres, with ornamental water, etc., and approached by two carriage drives with entrance lodges. Accommodation: outer, entrance and inner halls; billiard room, four reception rooms, conservatory, sixteen bed and dressing rooms, bathroom, and complete offices and cellars; stabling for twelve. Hunting with eight packs. Golf within three miles.—Messrs. KNIGHT, FRANK & RUTLEY, as below.



THE ABOVE RESIDENCE, WITH 40 TO 45 ACRES.

SURREY (Leatherhead district; one-and-a-half miles from two stations).—To be SOLD, the above Freehold RESIDENCE, in course of erection, situated in parklands of from 40 to 45 acres, and replete with every up-to-date convenience, including electric light. Accommodation: Entrance hall, inner hall, 66ft. 4in. by 27in.; double drawing room, 30ft. by 20ft. and 18ft. by 13ft. 6in.; billiard room, 29ft. by 20ft.; winter garden, 42ft. by 18ft.; dining room, 28ft. by 20ft.; boudoir, morning room, and excellent domestic offices; above, on one floor, sixteen bed and dressing rooms, three bathrooms, etc.; stabling for ten, large coach-house, and cottage. Model farm. Shooting, hunting, and fishing in the district.—Plans at offices of Messrs. KNIGHT, FRANK & RUTLEY, as below.



SURREY—To be SOLD, Freehold, or LET, Furnished, an attractive COUNTRY RESIDENCE, standing high in park-like grounds. Accommodation: five reception rooms, sixteen bed and dressing rooms; stabling for six. Large pleasure grounds, lawns, woods, etc., of 25 acres. More land could be purchased if desired.—Messrs. KNIGHT, FRANK & RUTLEY, as below.

120 acres. Billiard room, four reception rooms; stabling for twelve; electric light.

SUSSEX (near Eastbourne).—To be LET, Furnished, a MANSION in the Elizabethan style. It is situated in a park of 120 acres, on the slope of the South Downs, and contains billiard room, four reception rooms, 25 bed and dressing rooms, and complete offices; stabling for twelve; electric light throughout. Delightful grounds and parkland 120 acres in extent.—Full particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below.

Head Office: 9, CONDUIT STREET, LONDON, W.

Country Office: Tadworth, Surrey.

CHAMPION & BUSBY,
AUCTIONEERS, VALUERS & ESTATE AGENTS,
27, CHARLES STREET, ST. JAMES'S, S.W.
Branch Offices at Reading and Henley-on-Thames.
For continuation of Advertisements see p. xix.



SUFFOLK (Beccles).—The Freehold to be SOLD of the above old-fashioned RESIDENCE, containing spacious entrance hall, with fine old oak staircase, dining room, drawing room opening into conservatory, and circular dome-shaped fernery, morning room, twelve bed and two dressing rooms, bathroom (h. and c.), housekeeper's room, and the usual offices; stabling for three horses, and men's rooms; capital out-buildings. The garden contains a good tennis lawn, large peach-house, double viney with sixteen vines, cucumber house, etc.; cottage; Company's water and gas laid on; perfect modern drainage; boating and yachting on the river Waveney and Norfolk Broads. Price £2,000; open to offer.—Further particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6646.)

MAIDENHEAD—To be LET on Lease or SOLD, a capital Modern RESIDENCE, standing high with south aspect, in grounds of about three-quarters of an acre. It contains large hall, three reception rooms, nine bed and dressing rooms, bathroom, and good offices; main drainage; gas and water laid on; gravel soil; stabling would be built if desired; golf links near.—Further particulars of Messrs. CHAMPION and BUSBY, as above. (C.U. 6644.)

SURREY (to minutes from Waterloo; near golf links).—To be LET on Lease, a pretty COTTAGE RESIDENCE, containing three reception and eight bedrooms, bath, and the usual offices; large fruit and vegetable gardens; tennis lawn; over an acre in all.—Further particulars of Messrs. CHAMPION and BUSBY, as above. (C.U. 6641.)



SUSSEX (in a favourite locality).—To be SOLD, the above attractive and exceptionally well-built RESIDENCE, standing in beautiful grounds of about three-and-a-quarter acres. It contains entrance hall, three reception rooms, eight bed and dressing rooms (approached by two staircases), and spacious domestic offices, conservatory; capital stabling, with man's rooms over. The grounds comprise tennis and croquet lawns, productive flower and kitchen gardens, orchard, paddock, viney, etc.; excellent water and sanitation; hunting; golf. The property has been brought to a high state of perfection by the judicious outlay of large sums of money over a long period.—Further particulars of Messrs. CHAMPION and BUSBY, as above. (C.U. 6633.)

HAMPSHIRE (on the borders of the New Forest).—To be SOLD, a charming and beautifully-planned RESIDENCE, containing spacious vestibule, hall, with gallery, large enough for full-size billiard table, three handsome reception rooms, seven very large bedrooms (three of which are arranged so that they may be converted into six bedrooms), large dressing room, bathroom, and most complete domestic offices. The House has been fitted up throughout regardless of expense. Detached stabling for two horses. The grounds are well laid out with lawns, full-sized tennis lawn, flower and kitchen gardens. Drainage and water supply perfect. Gravel soil; south aspect. Golf and sport of all kinds within easy reach. Price £3,000.—Particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6500.)



NORTHAMPTONSHIRE.—To be SOLD, the Fr. ehoid of the above very pretty RESIDENCE, standing high, in grounds of about four acres, with an excellent grass farm of 60 acres, watered by a brook. It contains three reception and seven bedrooms, boxroom, and good offices. The grounds comprise flower and vegetable gardens, tennis lawn, range of glasshouses, etc.; cottage, stabling, complete farm buildings; good hard and soft water supply; hunting with three packs.—Further particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6637.)

CHAMPION & BUSBY,
AUCTIONEERS, VALUERS & ESTATE AGENTS,
27, CHARLES STREET, ST. JAMES'S, S.W.
Branch Offices at Reading and Henley-on-Thames.

MR. PENNINGTON, F.A.I.,
AUCTIONEER & LAND AGENT,
Railway Stations: RICHMOND, STRAWBERRY HILL, & MORTLAKE.
Telephone Nos. 5, 106 and 112, Richmond.
Illustrated Register Free.



RESIDENTIAL AND BOATING CLUB OR SCHOOL.

BANKS OF THE THAMES (Twickenham).—To be SOLD, a grand old-fashioned MANSION, with large rooms and complete arrangements for a large establishment. Has eighteen bed and dressing rooms, bath, five reception rooms and offices. The grounds are very nice, and have a large river frontage with facilities for boating and tennis. £2,000 cash (£4,000 on mortgage) will secure this Freehold.—Agent, Mr. PENNINGTON, as above. (U. 1514.)

BUSHEY PARK.—Beautifully situated old-fashioned HOUSE, with large garden of about half an acre, to be LET or SOLD. Rent £100; price £2,200 Freehold. Has eight bed and dressing rooms, three reception rooms and offices. Cards to view of Mr. PENNINGTON, as above. (U. 3328.)

RICHMOND HILL.—Well arranged detached HOUSE of nice character, and on the highest part of the Hill, to be LET. Rent £110. Has eight bed and two dressing rooms, bathroom, three reception rooms, conservatory, and usual domestic offices; nice garden; close to Park Gates.—Agent, Mr. PENNINGTON, as above. (2001.)



KINGSTON HILL (adjoining Coombe Wood and Richmond Park).—Delightful RESIDENTIAL ESTATE, comprising Residence with thirteen bedrooms, two bathrooms, four reception rooms, music room, winter garden, and excellent offices. Stabling for seven horses, and very pretty grounds of about four acres, beautifully timbered and laid out. Convenient for two stations and with an easy drive of Town.—Agent, Mr. PENNINGTON, as above. (U. 1746.)

RICHMOND (on main road, overlooking park and gardens).—To be LET, rent £130, a very nice detached double fronted RESIDENCE, having, on two floors, eight bed, dressing and bathrooms, four capital reception rooms, and good servants' accommodation; beautiful garden, with conservatory and greenhouse.—Agent, Mr. PENNINGTON, as above. (U. 1176.)

RICHMOND HILL (facing the famous view, close to the Park Gates and River, and within easy walk of station and golf links).—To be LET, rent £130, artistically decorated and well-fitted RESIDENCE, having seven bed, bath, and three reception rooms, with usual offices; garden; electric light.—Agent, Mr. PENNINGTON, as above. (U. 160.)



SUNBURY-ON-THAMES.—Old-fashioned detached HOUSE, with charming grounds of two-and-a-half acres, to be LET or SOLD. There are ten bedrooms, dressing room, bathroom, four reception rooms, inner hall, capital offices; and commodious stabling for four horses. Croquet and tennis lawns, peach, grape, cucumber and tomato houses. Rent £120. Small premium. Also FURNISHED.—Agent, Mr. PENNINGTON, as above. (U. 3325.)

WEST MOLESEY.—To be LET or SOLD, modern ivy-clad RESIDENCE, standing in charming grounds of six acres, with lodge entrance, facing south, and in excellent repair. It contains nine bed, bath, and three reception rooms, and full domestic offices; new stabling for four horses; coachman's cottage and outbuildings; more land can be had if required. Rent, £270; price, £7,000, Freehold.—Agent, Mr. PENNINGTON, as above. (U. 1753.)

MR. PENNINGTON, F.A.I.,
LAND AGENT AND SURVEYOR,
RICHMOND, SURREY

MR. F. PERKS,
LAND AGENT AND SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.

GLOUCESTERSHIRE (in a first-class hunting district, and near a good town and station).—To be SOLD at a very low price, or would be LET Unfurnished, a picturesque stone-built Family RESIDENCE, standing amidst grandly timbered grounds and parklands of 30 acres. It is approached by a carriage drive with lodge, and contains three reception, billiard, fifteen bed and dressing rooms, etc. There are stables or eleven horses, cottage, model farmery, etc.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.



View of West End of House. See Elevation below.



Front Elevation overlooking Terraced Gardens.



View of Carriage Drive leading to above Residence.

BERKSHIRE (one hour's rail from London, in a favourite social district).—A very charming RESIDENTIAL PROPERTY of about 60 acres to be SOLD. The above view shows the entrance to the House, which stands on high ground commanding beautiful views, being approached by a carriage drive with lodge. The accommodation comprises square hall, billiard, three reception, sixteen bedrooms, fitted bath, etc. There are well-fitted stables, bailiff's house, ornamental lake, picturesque woodlands, and extensive rhododendron walks.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

WILD-FOWLING AND YACHTING.

£17 AN ACRE for MANSION, Lodge, picturesque farm-house, extensive stabling and outbuildings, fine old walled gardens, valuable timber, and 1,800 acres of superior land in a high state of cultivation, extending to an arm of the sea, and affording splendid wild-fowl, partridge, hare, snipe and rabbit shooting; the whole in a compact ring fence, and under two hours from London on main line. Cost over £60,000, and now to be sacrificed through unforeseen circumstances.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

BASINGSTOKE (district).—Price only £3,300. A delightful RESIDENCE, having nine bedrooms, fitted bathroom, three reception rooms, billiard room and good offices; stabling, etc. Pretty grounds; lodge entrance, etc.; in all about four acres.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

MR. F. PERKS,
LAND AGENT AND SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.

OSBORN & MERCER,

TELEPHONE NO.
1938 GERRARD.

285, ALBEMARLE STREET, PICCADILLY, W.

TELEGRAPHIC ADDRESS—
"OVERBID," LONDON.

WORCESTERSHIRE (within four miles of Kidderminster).—"BROCKENCOTE HALL ESTATE," comprising a charming, well-appointed Residence (fitted throughout with electric light), and containing four reception, billiard, and fourteen bed and dressing rooms, etc. Excellent water supply and perfect drainage. Pleasure grounds of exceptional beauty, well-timbered park, ornamental water, trout stream, orchards, kitchen and fruit gardens, orchard house, glasshouses; first-class modern stabling. Two capital cottages, numerous outbuildings, etc., in all about 47 acres. For SALE by AUCTION by Messrs.



OSBORN & MERCER, at the Mart, Tokenhouse Yard, E.C., on Tuesday, 18th June, 1901, at 2 o'clock precisely.—Illustrated particulars may be obtained of Messrs. R. M. Wood, Jevons & Co., Solicitors, Temple Row, Birmingham, and together with cards to view, of the Auctioneers.—Offices, 285, Albemarle Street, Piccadilly, W.

NORFOLK (within an easy drive of East Dereham, G.E. Ry.).—The important and exceedingly attractive RESIDENTIAL and AGRICULTURAL ESTATE, known as "East Blinney Hall," comprising a superior Family Residence, occupying an elevated and delightful position, surrounded by extensive pleasure grounds, well-timbered parklands, woods, and plantations, walled kitchen gardens, etc. Substantial stabling for eight horses, etc. The Estate also includes several productive farms in a high state of cultivation with farm-house and homesteads attached (well built), allotment lands, cottages, etc., in all about 1,000 acres. Capital fishing, shooting, hunting, etc. For SALE by AUCTION as a whole or in several lots by Messrs.



OSBORN & MERCER, at the Mart, Tokenhouse Yard, E.C., on Tuesday, 18th June, 1901, at 2 o'clock precisely.—Descriptive particulars may be obtained of Messrs. COOPER and NORGATE, Solicitors, East Dereham, and with orders to view, of the Auctioneers, at their Offices, 285, Albemarle Street, Piccadilly, W.

NORFOLK (within an easy drive of Downham Market and Swaffham Railway Stations, G.E. Ry.).—The valuable SPORTING and AGRICULTURAL PROPERTY, known as the "Gooderstone Estate," lying very compactly together, and comprises 1,350 acres of highly-cultivated arable and sound grass land, etc., intersected by good roads. It includes three first-class farms with substantial farm-houses and homesteads attached, several well-built cottages, etc. The Estate, for its size, affords some of the best sporting in the Eastern Counties, and a splendid trout stream runs through it for about three miles. For SALE by Public AUCTION, by Messrs.

OSBORN & MERCER (in conjunction with Messrs. CRUSO & WILKIN, Estate Agents, King's Lynn); at the Mart, Tokenhouse Yard, London, E.C., on Tuesday, the 2nd July next, at 2 o'clock precisely (unless previously sold by Private Treaty).—Descriptive particulars may be obtained of Messrs. SEPPINGS & WILKIN, Solicitors, King's Lynn, Norfolk, and together with orders to view of the Auctioneers, at their Offices, 285, Albemarle Street, Piccadilly, W.



HANTS (on the borders of the New Forest, three miles from a good town and station, and two from the sea).—To be SOLD, the above charming Freehold Modern RESIDENCE, replete with every convenience, and containing three reception, billiard, and eighteen bed and dressing rooms, etc. It occupies a delightful position commanding magnificent views, is approached by two pretty carriage drives, and is surrounded by beautiful pleasure grounds and well-timbered park-like lands of about 70 acres. (Additional land up to 165 acres could also be purchased). Stabling for eight horses, etc., coachman's cottage, excellent homestead, etc. Gravel soil, hunting, golf and yachting. Personally inspected.—Further particulars of Messrs. OSBORN & MERCER. (3324.)

ABOUT half-an-hour's rail North of Town.—For SALE, a pretty little Freehold PROPERTY of nearly 130 acres, together with an attractive and well-built Residence. The House contains three reception, billiard, and fourteen bedrooms, etc., and occupies a high and charming position surrounded by an exceptionally well-timbered park, pleasure grounds, lawns, etc.; stabling for seven horses; fishing, boating, and hunting with two packs.—For further particulars apply to Messrs. OSBORN & MERCER. (10,025.)

MESSRS. OSBORN & MERCER beg to announce that the following dates to the end of July have been fixed for their AUCTIONS of Landed Estates, Town and Country Residences, Reversions, Ground Rents, Building Land, etc., at the Auction Mart, Tokenhouse Yard, E.C. Sales can also be arranged for intermediate Dates.

Tuesday, June 18
Tuesday, July 2
Tuesday, July 16
Tuesday, July 30.

SALES BY PRIVATE TREATY
LETTING of Furnished and Unfurnished Town and Country Houses, Shootings, Fishings, and Hunting Boxes.
PURCHASES NEGOTIATED and REPORTS and VALUATIONS made of EVERY DESCRIPTION OF PROPERTY throughout the Kingdom.
VALUATIONS and AUCTIONS of Timber, Furniture Farming Stock, etc.
PROBATE VALUATIONS.
MANAGEMENT OF ESTATES.
Separate Illustrated Sale and Letting Registers published which can be had on application.
Offices:—ALBEMARLE HOUSE,
285, ALBEMARLE STREET, PICCADILLY, LONDON, W.

SUMMER MONTHS (within an hour of Town).—An excellent Family MANSION, beautifully situated 420ft. above sea level, amidst charming grounds. It contains four reception, billiard, nineteen bed and dressing rooms; stabling for eight; electric light. First-class residential district.—Full particulars and terms of Messrs. OSBORN & MERCER. (S. 508.)

SUMMER MONTHS (Sussex, Three Bridges district).—A well-furnished RESIDENCE, standing on high ground in nicely-shaded grounds. The accommodation comprises four reception, billiard, fourteen bedrooms; stabling for five; sandy soil; golf links near. Rent moderate.—Full particulars of Messrs. OSBORN & MERCER. (S. 714.)

SUMMER MONTHS OR LONGER (in a charming district, between Guildford and Horsham).—A well-built RESIDENCE, in first-class order, and occupying a beautiful position 600ft. above sea level, to be LET FURNISHED. It contains three reception, sixteen bed and dressing rooms, and good offices. Stabling for six horses; nice grounds.—Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W.

SUMMER MONTHS (in the Mayfield district).—A charming RESIDENCE to be LET, for three or four months. Four reception, billiard, and thirteen bed and dressing rooms. Stabling for four; pretty grounds.—Rent and full particulars of Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W. (S. 691.)

SUMMER MONTHS (Suffolk, near Bury St. Edmunds).—A medium-sized Family RESIDENCE, standing in a small park. It contains three reception, twelve or thirteen bedrooms; stabling for seven; electric light; pretty grounds. Rent moderate.—Full particulars of Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W. (S. 1937.)

SUMMER MONTHS (Ashdown Forest).—A first-class COUNTRY RESIDENCE, 600ft. above sea level, and standing amidst well-timbered grounds and lands, extending to 100 acres. Four reception, thirteen bed and dressing rooms; stabling for eight. Rent moderate.—Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W. (S. 1614.)

SUMMER MONTHS (40 minutes from Town, on the G.W. Ry.).—A COUNTRY RESIDENCE, occupying a high position, and containing three reception, billiard, fourteen bed and dressing rooms; stabling; gravel soil; electric light; pretty grounds.—Full particulars and rent of Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W. (S. 1445.)

ASCOT WEEK.

MESSRS. OSBORN & MERCER are instructed to LET a number of first-class RESIDENCES, in the Ascot District, for the Race Week, and will be pleased to forward full particulars on application. Offices: 285, Albemarle Street, Piccadilly, W.

SPORTS TO BE LET.

MESSRS. OSBORN & MERCER would beg to direct attention to the following amongst those they have to LET:—

4,500 ACRES of excellent SHOOTING, together with a comfortably furnished MANSION, in Norfolk, four miles from a good market town, and about two-and-a-half hours from London, to be LET, from the 1st of July till the 1st of February. The House is in the centre of a well-timbered park, in which is a lake of some 20 acres. It contains five reception, and a total of eighteen bed and dressing rooms, capital offices, and there is stabling for six horses. The sporting lies well together, and includes about 180 acres of well-placed coverts. Based on the game lists for the last six seasons, the bags show an average of nearly 2,200 pheasants, about 1,100 partridges, between 150 and 200 hares, besides rabbits and various.—Further particulars and orders to view on application. Personally inspected. (4208.)

4,000 OR 5,000 ACRES, as may be preferred, of first-class mixed SHOOTING, in Kent, to be LET, together with a charmingly-positioned furnished MANSION; 4,000 to 5,000 pheasants, about 1,500 partridges, 500 hares, and some 2,000 rabbits, besides various. Personally inspected. (4141.)

3,000 ACRES of SHOOTING, together with three miles of fishing in the Avon (Hants), to be LET, in conjunction with an Unfurnished LODGE, containing three or four rooms in all. Shooting is close to two stations on the South-Western Railway. Full detailed particulars, with Game Lists, on application. (5276.)

3,000 ACRES of SHOOTING (Norfolk) with a well-furnished MANSION, in the best possible order; lit throughout by electricity. Shooting affords good all-round sport. Full details can be had on application. Personally inspected. (5313.)

2,500 ACRES of SHOOTING (Essex), together with a furnished MANSION, to be LET; about one-and-a-half hours from London. Bag from 800 to 1,100 pheasants, from 800 to 1,200 partridges, 900 to 1,100 rabbits, besides hares and sundries. Personally inspected. (5372.)

1,800 ACRES of SHOOTING, together with a well-furnished MANSION, in Norfolk, to be LET, from the end of June until either the middle of October or the middle of November following. Bag would be limited to 500 pheasants, 300 partridges, and 500 hares. Close to the Broads, while boating and fishing can also be had in a large lake in the park. Personally inspected. (5076.)

LINCOLNSHIRE (two miles from station on G.N. Ry. main line, and about two hours of Town).—To be SOLD, a valuable SPORTING and RESIDENTIAL ESTATE of about 2,300 acres. The Mansion, containing five reception and 20 bed and dressing rooms, etc., is surrounded by a well-timbered park of about 100 acres; stabling for twelve horses; extensive and substantial outbuildings, cottages, etc. About 200 acres of wood, affording first-class shooting; good hunting; gravel soil, and excellent water. The agricultural portion of the Estate is divided into several productive farms, all well let, and producing a rent roll of about £1,700 per annum.—Further particulars of Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W. (2103.)



WARWICKSHIRE (within easy access of Birmingham and Coventry).—1,600 acres of shooting and hunting with the Atherstone and North Warwickshire Hounds. To be LET, for a term, appropriately furnished, an interesting old MANSION, standing in a deer park of 130 acres, and containing six reception, 21 bed and dressing rooms, ample offices. The stabling is for ten horses.—Further particulars of Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W. Personally inspected. (4892.)

TO BE SOLD (five miles from Reading, on borders of Hants).—A substantial, medium-sized RESIDENCE, with two lodges, two cottages, and farmery. About 100 acres of well-timbered parkland surrounding. Compact and inexpensive to maintain; attractive, high, and bracing.—Can be viewed by appointment with Messrs. OSBORN & MERCER, Estate Agents, 285, Albemarle Street, Piccadilly, W. (10,037.)

SHROPSHIRE (close to a station on the G.W. Ry.).—To be SOLD, a valuable Freehold PROPERTY of about 240 acres, which from its unique position, extensive views, and the general nature of the land, is especially suitable for the erection of a large Mansion. There is a modern farm-house, extensive outbuildings, cottage, etc.—Further particulars of the Agents, Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W. (10,017.)



WEST SOMERSET (in the Stag Hunting Country, 1,600 acres of shooting, with some trout fishing, and there are yacht anchorage and golf links four to five miles distant).—To be LET, FURNISHED, from July for the autumn, or until February (or Unfurnished, or the Estate would be SOLD) the above excellent Elizabethan Family MANSION, standing on dry soil, and surrounded by very attractive pleasure grounds and gardens. The House contains four reception and seventeen bed and dressing rooms, bath, and capital offices; the stabling department is for fifteen horses.—Further particulars of Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W. Personally inspected. (3265.)

WEST SOMERSET (close to a railway station, only a few miles from the coast, and amidst some of the finest scenery in this favourite district, so famous for its invigorating air).—To be SOLD, about 170 acres of Freehold LAND, bounded by public roads, occupying a delightful situation between 400ft. and 500ft. above sea level, and affording splendid building sites. Excellent timber and other trees. Capital hunting centre, and every variety of sport easily obtainable.—Price, full particulars and plans of Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W.



ISLE OF WIGHT (in an unrivalled position, over 300ft. above sea level).—To be SOLD, a charming little Freehold PROPERTY, comprising a substantial Residence, with four reception, billiard, and thirteen bedrooms, standing in the midst of exceedingly picturesque grounds, facing south, and commanding land and sea views of great extent and beauty, extensive and very productive kitchen gardens and orchard; capital stabling for six, etc.; ample outbuildings, finely-timbered pasture land, in all about fourteen acres. Excellent drainage, unfailing supply of pure water.—Full details on application to the Agents, Messrs. OSBORN & MERCER, 285, Albemarle Street, Piccadilly, W. (1971.)

MESSRS. OSBORN & MERCER, Auctioneers, Land and Estate Agents,
285, ALBEMARLE STREET, LONDON, W.

HAMPTON & SONS.

AUCTIONS of ESTATES and RESIDENCES conducted monthly at the Mart, London, E.C.
VALUATIONS AND SALES of Furniture, Pictures, Farming Stock, Timber, etc.—Auction Office, 1, Cockspur Street, S.W.



SUFFOLK (on the outskirts of an important town, in a first-rate social district, and with excellent opportunities for boating, fishing, golf, and sporting generally; charming views, bracing air).—To be SOLD, the above admirably constructed RESIDENCE, standing high, in its choice well-timbered grounds of over two acres. It contains nine bed and dressing rooms, bathroom, entrance hall, three reception rooms, conservatory, and good offices; stabling for four horses. The grounds are matured, and comprise tennis lawns, bowling green, flower and kitchen gardens.—Full details of HAMPTON & SONS, 1, Cockspur Street, S.W.



STOKE POGES (on high ground, three miles from Slough, and 30 minutes from Paddington).—The Freehold RESIDENTIAL ESTATE, "Heatherfield," comprising a substantially-built House, approached by a long drive; detached stabling for seven horses; choice and heavily-timbered but inexpensive grounds; tennis and croquet lawns; shrubberies, orchard, kitchen garden and farmery, grass and woodland, in all about 70 acres. For SALE, by Private Treaty, and if not so disposed of will be SOLD by AUCTION on June 25th.



CHELTEMHAM (grand views over the Cotswolds, on the outskirts of this fashionable health resort, one-and-a-half miles from the G.W. Ry. Station, with first-class service of trains).—The highly valuable small Freehold RESIDENTIAL ESTATE, "Rose-hill," comprising Residence standing on some of the highest ground in district. Contains hall, billiard and four reception rooms, conservatory, bath, and fourteen bed and dressing rooms, handsome galleried staircase; superior stabling for thirteen horses, coach-house, etc.; beautifully-timbered grounds, walled kitchen and fruit gardens, vineyard, etc., the whole lying in a compact block, with extensive road frontages, and covering an area of ten-and-a-quarter acres. For SALE by Private Treaty, and if not so disposed of will be SOLD by AUCTION on June 25th.



KENT (in a favourite neighbourhood, near a station, and five miles from a well-known market town).—To be SOLD, an exceedingly attractive Queen Anne RESIDENCE, standing in a well-timbered park and land of about 80 acres in extent. It is approached by two carriage drives, and contains fine hall, four handsome reception rooms, and complete domestic offices; and above are about 25 bed and dressing rooms, two bathrooms, etc.; spring water and gas are laid on; good stabling, cottages, and outbuildings; very picturesque gardens and grounds, inexpensive to maintain; near postal telegraph offices, church, etc.—Full particulars of the Sole Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

ILLUSTRATED LIST of COUNTRY ESTATES and RESIDENCES and SPORTINGS for SALE, and to be LET, published in two parts, post free three stamps each, viz:
 I. Unfurnished Houses and Landed Estates
 II. Furnished Residences and Shootings.



POLESDEN LACY (near Leatherhead and Dorking).—For SALE, this very beautiful RESIDENTIAL and SPORTING ESTATE of about 900 acres, of which some 300 are finely-timbered park and 200 woodlands. The Mansion occupies a very fine situation on an elevated plateau in the centre of one of the loveliest parks in Surrey.—Sole Agents, HAMPTON & SONS, 1, Cockspur Street, S.W. N.B.—The valuable contents of the Mansion will be SOLD by AUCTION on the premises on June 20th and 21st next.



KENT (half-an-hour from City and West End, and commanding charming views).—For SALE, by order of Executors, or would be LET, furnished or unfurnished, a gentleman's excellent RESIDENCE, delightfully situated in well-arranged grounds of about two acres, approached by a carriage drive, and contains spacious hall, three reception and billiard rooms, conservatory, eleven bed and dressing rooms, and offices, including butler's pantry and housekeeper's room. Stabling for three, and groom's room, tastefully laid-out, tennis lawn, flower garden, orchard, glasshouses, etc.—Agents, Messrs. MATTHEWS, MATTHEWS & GOODMAN, 35, Bucklersbury, E.C.; and HAMPTON & SONS, 1, Cockspur Street, S.W.



30 MINUTES FROM TOWN (on gravel soil).—To be LET, the above charming old-fashioned RESIDENCE, in splendid order and ready for immediate possession; seven or eight bedrooms, bathroom, four reception rooms, and every convenience; stabling, cottage, and meadow land. Rent £126 per annum, small premium.—Strongly recommended by the Sole Agents, HAMPTON & SONS, Ltd., 1, Cockspur Street, S.W.



SURREY AND HANTS BORDERS. FARNHAM.—The highly attractive Freehold RESIDENTIAL ESTATE, known as "Northbrook," comprising a moderate-sized gentleman's Residence, approached through a grand avenue of oaks and elms, with lodge at entrance, and containing fine billiard, four reception, bath, and eighteen bed and dressing rooms, and adequate domestic offices; excellent stabling for nine horses. Well-matured pleasure grounds, adorned with fully-grown timber, and laid out in lawns, shrubberies, fruit and vegetable gardens, grandly-timbered park, farmery, seven cottages, together with extensive woodlands, pasture, and arable lands, extending in all to about 176 acres, through which runs the River Wey. The Estate is intersected by the main Winchester road. For SALE by Private Treaty, and if not so disposed of will be SOLD by AUCTION on June 25th next.

TOWN HOUSES.—HAMPTON & SONS are Agents for some of the best Houses, to be SOLD or LET, furnished and unfurnished, in all the fashionable quarters, and will forward a special selection of likely places on receipt of requirements.



CHISLEHURST.—£3,500 will PURCHASE the above attractive RESIDENCE (might be LET, unfurnished), occupying a high position, with south aspect, well away from the road, surrounded by finely-timbered grounds of one-and-a-half acres. Contains three reception rooms, eight bed and dressing rooms, bath, and offices; stabling for two horses, coach-houses, etc. The shady grounds slope to the south, and include two tennis lawns, productive and kitchen garden; sand subsoil. Close to golf and station.



TOMP'S.—Half-an-hour's drive from the House.—To be LET, furnished or unfurnished, a delightful MANSION, with several acres of beautiful old grounds and large stabling, cottage, and range of glasshouses. It affords every accommodation for a large family, including full-sized billiard room, and the situation, overlooking the wide expanse of a beautiful common, enjoying bracing air, sunny aspect, and gravel soil, is more country than many places double the distance from London.—Full particulars of HAMPTON & SONS, 1, Cockspur Street, S.W., and High Street, Wimbledon Common.



SUSSEX (near a picturesque village on the South Downs and within easy drive of Pulborough).—The delightful old-fashioned Freehold RESIDENCE, known as "The Chantry," Storrington, containing three reception rooms, eight bedrooms, bathroom, offices, and detached billiard room; ample stabling and inexpensive garden, ornamental lake, and about 200 acres. Also "Greyfriars," Storrington, a modern stone-built RESIDENCE, containing three reception rooms, seven or eight bedrooms, bathroom, and offices; stabling, grounds, and nearly 100 acres. For SALE by Private Treaty, and if not so disposed of will be SOLD by AUCTION on July 30th next. N.B.—The Furniture and valuable Contents of the Residence will be Sold by Auction in July.



ON the borders of Cumberland and Lancashire, and within a drive of Lakes Conistone.—To be LET, unfurnished, or partially furnished, a gentleman's RESIDENCE, beautifully situated in a well-elevated position, and commanding charming mountain views. Contains spacious hall, three reception rooms, conservatory, fernery, eleven bed and dressing rooms, bath, and offices; stabling for five; cottage and outhouses; charming pleasure grounds of four acres, including flower and kitchen gardens, well-stocked orchard, tennis and croquet lawns, greenhouses, two large vineries, and two paddocks. More land can be had if desired. River fishing quite close.—Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

Offices: 1, COCKSPUR STREET, PALL MALL, S.W.

MESSRS. TROLLOPE,
SURVEYORS AND ESTATE AGENTS,
14, Mount Street, Grosvenor Square, W.
Telephone No. 2062 Gerrard.

PRELIMINARY ADVERTISEMENT.



THE ROCKS, BUXTED, SUSSEX.—A very attractive RESIDENTIAL PROPERTY of 6½ acres, with a well built moderate-sized Residence (as above), standing high on sandy soil, amidst delightful pleasure grounds, with first-class stabling, farm buildings and bailiff's cottage; first-class social and sporting district; station two miles; village near. With possession. To be SOLD by AUCTION at the Mart, E.C., on Wednesday, July 31st, at 2 o'clock punctually (unless previously disposed of by private treaty).—Particulars, etc., of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square; 7, Hobart Place, Eaton Square; West Halkin Street, Belgrave Square; and 5, Victoria Street, Westminster.

Furnished Mansion and 1,000 acres of shooting.



THE above attractive MANSION, occupying a high situation in a park of 200 acres, with two lodge entrances. It commands glorious views, and contains 20 bed, bath, billiard, and four reception rooms; stabling for nine horses, with cottages and other buildings; beautiful grounds, inexpensive to maintain; shooting over 1,000 acres, affording excellent sport; Hunting and excellent society in the neighbourhood. Rent 600 guineas per annum.—Recommended by Messrs. TROLLOPE and SONS, 14, Mount Street, Grosvenor Square.

AT A NOMINAL RENT.



WALES (in a very healthy position, near the North Pembroke coast).—The above commodious MANSION to LET, Furnished, containing billiard and five reception rooms, about twenty-five bedrooms, two fitted bathrooms, and ample offices; excellent water supplies and all conveniences; stabling for eleven or more horses; cottages; extensive pleasure grounds and walled kitchen garden; shooting over 3,000 acres with excellent covers; fishing and hunting in the neighbourhood. Rent only £200 per annum, or would be let for the summer.—Full particulars of Messrs. TROLLOPE & SONS, 14, Mount Street, Grosvenor Square.

MANSION AND 1,000 ACRES of Capital SHOOTING to be LET, Furnished, for a term; within a mile of a station, under two hours south of London. The imposing Mansion is in a beautifully timbered park of 200 acres, and contains 20 bed, bath, billiard, and four reception rooms; stabling for nine; cottages; lovely but inexpensive gardens; good hunting; excellent society. Rent 600 guineas per annum.—Recommended by Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

2,000 ACRES OF SHOOTING (within about an hour of Town).—It is a good sporting beat, and practically in a ring fence. Pheasantry, head keeper's house, and two fields for rearing.—Arrangement to view through Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

ESTATES, COUNTRY AND SUBURBAN RESIDENCES, TOWN HOUSES, FLATS, SHOPS, BUSINESS PREMISES, INVESTMENTS, ETC.

MESSRS. TROLLOPE'S printed REGISTER of PROPERTIES for SALE by private contract and to be LET may be had on application at their offices, 14, Mount Street, Grosvenor Square, W.; 7, Hobart Place, Eaton Square, S.W.; West Halkin Street, Belgrave Square, S.W.; and 5, Victoria Street, Westminster, S.W.

MESSRS. MILLAR, SON & CO.,
46, PALL MALL, LONDON, S.W.
Established 1803. Telephone No. 3672 Gerrard.

SUSSEX.



GRANDLY SITUATED MANSION, park, model farm and excellent shooting. RENT £320, or Freehold for SALE. Exceedingly choice country seat, about 40 miles south, in lovely undulating and well-wooded surroundings, and containing halls, four reception, billiard, sixteen bed and dressing, bath; stabling, lodges, bailiff's house, cottages, farmery, romantic grounds, dells, lake, and about 300 acres, mostly pasture and woods. £2,000 recently expended on decorations.—Inspected and strongly recommended by Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

SINGULARLY ATTRACTIVE SPORTING AND RESIDENTIAL ESTATE, with first-class partridge and cover shooting, and within easy reach of Manchester and the great Midland towns.—To be SOLD, to pay an actual per cent. from well-let farms, imposing FAMILY RESIDENCE, with accommodation for a large establishment; grandly timbered park; extensive stabling and beautiful grounds.—Price and full particulars, from personal inspection, of Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

LOVELY LINGFIELD (350ft. above sea, and with magnificent views).—Small COUNTRY HOUSE, with stabling, pretty grounds, kitchen garden, farmery, cottage, and 87 acres of grass, arable, and woodland (or would be sold with less land if desired); long frontages to main road; ten minutes from station, an hour from London. First-class sporting and residential district. Price £6,000.—Full particulars of Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

SUFFOLK COAST.—Price £3,000 (or offer), or to be LET, Furnished, for the summer months, charming old-fashioned HOUSE, in perfect order, standing in lovely grounds of two acres; stabling; ten bed and dressing rooms, two bathrooms, three very large reception rooms, hall, and offices; tennis lawn, kitchen garden; near golf; ten minutes from station. Fine views of sea and land.—Full particulars of Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

RICKMANSWORTH (Herts).—In this favourite district, Picturesque RESIDENCE, on high ground, for SALE, price £5,500. Near a station; 30 minutes from London; eight bed, bath, three reception, servants' hall, and offices; stabling, cow-house, cottages, and three acres of lawns, orchards, kitchen garden and paddock.—Inspected and recommended by Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

HEREFORDSHIRE.



CLOSE TO THE WYE (amidst lovely scenery).—Exquisitely laid-out gardens and grounds, with a capital COUNTRY RESIDENCE, and 75 acres, for SALE; stabling for eight, cottages, farmery, orchards, and highly productive meadow land, forming an exceedingly choice Estate, well placed for sporting; seventeen bed and dressing, bath, four spacious reception rooms, large hall, and offices; entrance lodge and carriage drive; shooting and hunting. Reduced price, £2,000.—Apply Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

£1,600 WILL PURCHASE Freehold COTTAGE on the Chiltern Hills, in Bucks; about 45 minutes of Town; four sitting, five bedrooms; stabling, fowlhouses, orchard, paddock, and garden of two-and-a-half acres; 600ft. above sea level. Inspected.—For particulars apply to Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

CIRENCESTER AND STROUD (between).—Attractive RESIDENCE and about 100 acres, in an almost unique situation, 300ft. above sea level, with panoramic views to the south, over the well-wooded grounds and lake; stabling for seven, kitchen gardens, glasshouses, etc.; eleven bed and dressing, large reception rooms; near trout fishing and golf; good hunting. Price £6,000.—Full particulars of Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

NEW FOREST (near Lyndhurst).—Price £2,200. Pretty COUNTRY HOUSE, with charming grounds, tennis lawn, partially-walled fruit garden, nine bedrooms, bath, three reception rooms, and offices. Three-quarters of a mile from station. On gravel.—Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

NORTH DEVON.—Price £2,000.—Picturesque old-fashioned COUNTRY HOUSE; 300ft. above sea, with magnificent views; lovely old grounds surrounded by fine timber; cottages; stabling; nine bed, three reception, sitting room hall; salmon and trout fishing; three miles from town and station.—Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

FOR AUCTION ADVERTISEMENTS OF COUNTRY ESTATES AND RESIDENCES, see page xxv.

MESSRS. MILLAR, SON & CO.,
46, PALL MALL, LONDON, S.W.
Established 1803. Telephone No. 3672 Gerrard.

MESSRS. JOHN D. WOOD & CO.,
AUCTIONEERS AND ESTATE AGENTS,
6, Mount Street, Grosvenor Square, London, W.
Telegrams: "Wood, Agents, London." Telephone 3042 Gerrard.
For Continuation of Advertisements see p. xx.

MESSRS. JOHN D. WOOD & CO.'S Illustrated REGISTER of COUNTRY PROPERTIES contains a large selection of Residential and Sporting Estates, Furnished and Unfurnished Residences, Shootings, and Hunting Boxes. Copies free on application, or to any address for six stamps.—Offices, 6, Mount Street, London, W.

WEST-END HOUSES.—Messrs. JOHN D. WOOD and CO. can offer good, modern, well-fitted MANSIONS and RESIDENCES in all the fashionable positions.—Offices, 6, Mount Street, London, W.



YORKSHIRE (near Malton Junction, in splendid Sporting and Hunting Centre).—A highly attractive RESIDENTIAL ESTATE of some 700 acres, containing a fine Elizabethan Mansion, partly re-built and modernised regardless of cost, standing high in well-timbered park of nearly 100 acres; lofty hall, five reception and billiard rooms, over 20 bedrooms; stabling, charming grounds, large lakes stocked with trout, fair shooting; valuable income-producing lands. Farms all let. For SALE.—Messrs. JOHN D. WOOD & CO., as above. (8410.)

NORFOLK.—A fine SPORTING DOMAIN of nearly 5,000 acres for SALE at an inclusive price, with the timber and woodlands to show excellent investment on capital. A well-known trout river affords capital fishing for some miles, and the shooting is first-class. The spacious Mansion stands high in deer park of 300 acres, and contains five reception and some 30 bedrooms.—All details of Messrs. JOHN D. WOOD and CO., as above. (8785.)



ABOUT one-and-a-quarter hours from London.—For SALE, a magnificent SPORTING DOMAIN, comprising a princely Mansion House possessed of historic interest and adapted for extensive entertaining, situated within the precincts of an ancestral park of great extent; the Estate embraces a large area noted for its woodlands and shooting, while there is a steady income accruing.—All particulars of this noble domain of Messrs. JOHN D. WOOD & CO., as above. (3411.)

SURREY.—Near station, in a lovely district between Guildford and Horsham, an absolutely unique RESIDENTIAL and SPORTING ESTATE of some 500 acres, including excellent covers and large lake affording fishing and wild-fowl shooting, with capital modern Residence, occupying a well-chosen position, commanding charming views. The House at present has twelve bed, bath, and four reception rooms, but was carefully planned with a view to considerable enlargement. For SALE.—Inspected and recommended by Messrs. JOHN D. WOOD & CO., as above. (2509.)



SUSSEX.—In a favourite Residential district, near Goodwood. An important Freehold RESIDENTIAL ESTATE of 60 or 370 acres, comprising a spacious planned Mansion, having a fine suite of reception, billiard, and some 22 bedrooms; fine stabling, lodges, lovely ornamental grounds, shrubberies, pinetum, beautiful park and valuable farm land. For SALE at a very moderate price.—Messrs. JOHN D. WOOD & CO., as above. (3667.)

DERBYSHIRE (convenient for Manchester and other Midland centres).—An attractive SPORTING and RESIDENTIAL ESTATE of about 1,000 acres, with an old-established Mansion House of moderate size, containing twelve bedrooms, surrounded by old parklands. The Property forms a sound investment, all the farm lands being let, and the income to be derived is nearly £1,500 per annum; good hunting with the Meynell. Price moderate.—Inspected and recommended by Messrs. JOHN D. WOOD & CO., as above. (5685.)

MESSRS. JOHN D. WOOD & CO.,
LAND AGENTS AND SURVEYORS,
6, MOUNT STREET, LONDON, W.
Telegraphic Address: "Wood, Agents, London."

MESSRS. MABBETT & EDGE.
LAND AND ESTATE AGENTS, AUCTIONEERS
AND VALUERS,
127, Mount Street, Grosvenor Square, London, W.
Telephone 2795 Gerrard.

For continuation of Advertisements, see p. xxi.

THE NEW REGISTER of COUNTRY PROPERTIES contains a large and varied selection of Residential and Sporting Estates, Furnished and Unfurnished Houses, many with fishings and shootings, etc., free on application, or to any address for six stamps.—Offices, 127, Mount Street, W.

BETWEEN SOUTHAMPTON WATER AND WINCHESTER (two miles station, and easy access to sea for yachting men).—Historical MANSION, to be LET, Furnished, by year, in park-like grounds, with splendid trout and grayling fishing; eighteen bedrooms, and stabling for seven; two cottages; old world grounds of a delightful character.—Full details of MABBETT & EDGE, as above (8908.)

FISHING IN RIVER TEST, near Romsey; also 1,450 acres Shooting.—Excellent SPORTING ESTATE and MEDIEVAL MANSION, on gravel soil, with small park, and containing 21 bed, billiard, and five reception rooms; nine tall, eight men's rooms; heavy bag of partridges from shooting; capital trout fishing over four miles of river and extensive backwaters; hunting three packs; four cottages; station two miles.—Rent and particulars in full of MABBETT & EDGE, as above. (8901.)



FOUR HOURS WEST OF LONDON.—To be LET, for summer, with 2,000 acres of Shooting and Fishing in trout stream through Estate, this beautiful ABODE, in park, with 21 bed, two bath, five reception, and billiard rooms; stabling for nine; three tennis lawns, kitchen garden, and beautifully-disposed grounds; church and post near; station one-and-a-half miles; modern drainage, ample and good water.—Rent and full details of MABBETT & EDGE, as above. (6127.)

ON THE BREEZY DOWNS of Purley and Sanderstead, and within a drive of Town.—For SALE, attractive BUNGALOW, with south aspect and most beautiful views. It has seven bed, billiard, and four other good reception rooms; also three stalls; cottage. The balcony, 70 ft. long, is tiled, and offers a sunny summer lounge. Grounds of two acres, with tennis lawn, well planted. Would suit a business man, as City can be reached in about 30 minutes.—Price and full details of MABBETT & EDGE, as above (6069.)



KENT (one mile from main line station).—This most beautifully placed RESIDENCE, in six acres of charming grounds, to be SOLD or LET. It has thirteen bedrooms, billiard, and four reception rooms; stabling for nine; shady grounds, tennis lawn, fruit and kitchen gardens, extensive outbuildings. Rent, Unfurnished, £220 per annum, or could be had Furnished.—Price and full details of MABBETT & EDGE, as above. (8388.)

IN THE MOUNTAIN AND LAKE DISTRICT.—For SALE, Picturesque RESIDENCE, in lovely grounds, having delightful views; twelve bed, two bath, billiard, and five reception rooms; stabling for eight, coachman's cottage. Excellent water and drainage. Grounds, inexpensive to keep up, sloping gently to a trout stream. Capital society, and grand scenery. About 77 acres in all. Shooting near. Hunting with Beagles. The Estate can now be secured; a bargain.—Personally inspected by Agents, MABBETT & EDGE, as above. (8663.)

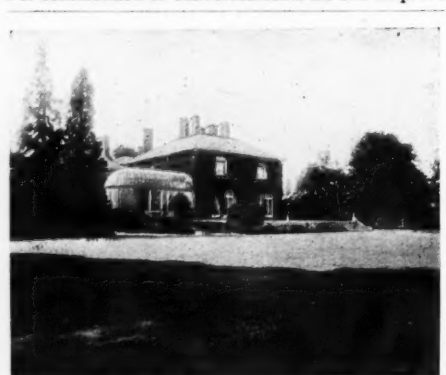


TUNBRIDGE WELLS DISTRICT.—This attractive little HOUSE for SALE or to be LET. It stands 450 ft. above sea, and contains hall (18 ft. by 10 ft.), three reception rooms, seven bedrooms, dressing room, bathroom, etc.; good offices; stabling for six. Grounds of one acre; good kitchen garden. Hunting. Station near. Price low; also rental.—Apply MABBETT & EDGE, as above. (6029.)

MESSRS. MABBETT & EDGE.
AUCTIONEERS, LAND AGENTS, Etc.,
127, Mount Street, Grosvenor Square, London, W.
Telephone 2795 Gerrard.

ALEX. H. TURNER & CO.,
199, PICCADILLY, LONDON, W.
Telephone 2753 Gerrard.
GUILDFORD, WEYBRIDGE, WOKING & READING.

For continuation of Advertisements see col. on p. iv.



ONE of the most exquisite PROPERTIES in Surrey may be acquired by private negotiation, situate in a delightful district near Esher and Claremont Park. It combines beauty and ruralness, with easy access to City and West End. The gardens, grounds, and miniature park are grandly timbered, and the splendid old lawn studded with magnificent specimen trees, and sloping to the banks of the Mole, is a feature of the greatest possible attraction. The House is most solidly built, and fitted and lighted by electricity; there are charming halls and oak staircase, capital billiard room, elegant reception rooms, conservatory, complete domestic offices, fifteen bedrooms (large and small), bathrooms; water laid on; entrance lodge, gardener's house, glasshouses, stabling, excellent farm buildings, etc., in all about 35 acres. The whole in perfect order, and of which early possession can be had. Freehold, and free of land tax and tithe.—Inspected and very strongly recommended by the Sole Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W., and Weybridge.



YACHTING. FISHING. SHOOTING.

HANTS (within a drive of the coast, and charmingly seated on the banks of a well-known river, affording trout and salmon fishing).—RESIDENTIAL ESTATE of 1,200 acres, affording capital shooting, with a beautifully-fitted moderate-size Mansion; electric light, all in perfect order; lovely old grounds and finely-timbered surroundings.—Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W.



600 FEET ABOVE SEA (salubrious, invigorating spot, amidst undoubtedly the most beautiful country within the same distance of Town, under one hour).—Gentleman's COUNTRY SEAT for SALE, with a fine old Residence, modernised throughout, beautifully fitted, and containing suite of reception rooms, about 20 bedrooms, etc.; heavily-timbered old grounds, lawns, woodland, and park; stabling, farmery, cottages, etc.; near church, post, and village. Strongly recommended.—Price and full particulars of the Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W.

HASLEMERE DISTRICT (600 ft. above sea, very grand position).—To be SOLD, superlatively beautiful PROPERTY of 20 acres; Elizabethan House, standing on the apex of hill, aspect S. and S.W., drive with lodge, etc. Four reception rooms, handsome billiard room, conservatory, servants' hall, offices, eleven bed and dressing rooms, two staircases; capital stabling, men's rooms over, exquisite grounds and woodland. Sand and gravel soil. Price extremely moderate. Nearest station one mile.—Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W.

GLOUCESTERSHIRE (on high ground, with lovely views of the hills, etc.).—Gentleman's small ESTATE for SALE, approaching 200 acres, with a fine old Residence, superbly placed in a lovely old park and containing fine halls and reception rooms, sixteen bed and dressing rooms; stabling for ten, men's rooms, cottage. The House is approached through its park by carriage drives, lodges at entrances, etc. It is situate in a warm, dry, and very healthy spot. Golf, fishing, and shooting in district. A bargain at the price, £15,000 for Freehold.—Photo. with ALEX. H. TURNER & CO., 199, Piccadilly, W.

ALEX. H. TURNER & CO.,
199, PICCADILLY, LONDON, W.
GUILDFORD, WEYBRIDGE, WOKING & READING.

MAPLE & CO. (Ltd.),
LAND AND ESTATE AGENTS,
TOTTENHAM COURT ROAD, LONDON, W.
AND BRIGHTON AND EASTBOURNE.

SALES BY AUCTION, or Private Treaty.—The special facilities and advantages which MAPLE & CO. possess enable them to conduct SALES of PROPERTY and FURNITURE by AUCTION, or otherwise, to the great benefit of their clients, and those about to dispose of their properties would do well to consult them upon the subject.

TO AMBASSADORS, NOBLEMEN, MEMBERS OF PARLIAMENT, AND OTHERS.

5, WHITEHALL GARDENS, S.W.—The Lease of this noble TOWN MANSION, conveniently situated close to the Houses of Parliament, Clubland, Government Offices, and all places of interest. The Residence is approached by a carriage drive, and has a capital garden in the rear, and contains fine entrance hall, four handsome and commodious reception rooms, two bathrooms, thirteen good bedrooms, and ample domestic offices. The Mansion is modernised, and decorated in the best possible manner, regardless of cost, and fitted throughout with electric light and every modern convenience.

Lease about 23 years unexpired, at a very low ground rent.

To be SOLD BY AUCTION.

At the Mart, Tokenhouse Yard, E.C.,

On Tuesday, June 18th, at 2 o'clock precisely

(Unless an acceptable Offer be previously made Privately).

Possession on Completion.

May be viewed by cards, to be obtained of the Auctioneers. Particulars and conditions of sale may be had of Messrs. FOWLER, PERKS & CO., Solicitors, 9, Clement's Lane, E.C.; and of the Auctioneers, at their Offices, Tottenham Court Road, W.

27, HERTFORD STREET, MAYFAIR (overlooking the Park, being one door from Park Lane, and situate in the centre of the world of fashion).—The RESIDENCE is decorated and fitted in a most luxurious manner, the owner having spared no expense to make the place into an ideal home. The accommodation comprises seven bed and dressing rooms, fitted bathroom, double drawing room, double dining room, study, and excellent domestic offices; electric light; sanitary arrangements perfect, and every modern convenience.

Lease about 30 years unexpired, at a low ground rent.

To be SOLD BY AUCTION.

At the Mart, Tokenhouse Yard, E.C.,

On Tuesday, June 18th, at 2 o'clock precisely

(Unless previously Sold by Private Treaty).

Possession on Completion.

May be viewed by cards, to be obtained of the Auctioneers. Particulars and conditions of sale may be obtained of Messrs. MELLOR, SMITH & MAY, Solicitors, 8, Coleman Street, E.C.; and of the Auctioneers, at their Offices, Tottenham Court Road, W.

HERTS, NEW BARNET (pleasantly situate, within ten minutes' walk of Oakleigh Park and New Barnet Stations, with excellent service of trains to City and West End).—A well-built double-fronted detached RESIDENCE, known as BEDFORD HOUSE, containing nine bedrooms, bathroom, with hot and cold water, dressing room, four reception rooms, conservatory, and complete offices; large shady garden, with lawns, shrubbery, and well-stocked kitchen garden, with a choice selection of well-grown fruit trees.

MAPLE & CO. (Ltd.) have received instructions to SELL the above by AUCTION, at the Mart, Tokenhouse Yard, London, E.C. (unless previously disposed of by Private Treaty), on Tuesday, June 18th, 1901, at 2 o'clock precisely.—Particulars and conditions of sale may be had of H.A. SIMS, Esq., Solicitors, 57, New Broad Street, London, E.C.; or of the Auctioneers, Tottenham Court Road, London, W.

SUSSEX, WILLINGDON (within one mile of the station, and two-and-a-half miles from Eastbourne, situate in a picturesque village, with capital hunting, polo, and golf links within a mile).—A very attractive Freehold RESIDENCE, known as BUCKINGHAM LODGE, standing in its own grounds of about THREE ACRES, approached by a carriage drive, and containing three reception rooms, square entrance hall, eight bed and dressing rooms, fitted bathroom, and complete domestic offices; stabling for three horses and outhouses; charming gardens, two lawns, vineyard, greenhouses, walled-in kitchen garden; all in excellent condition. Also five Freehold Cottages adjoining, each having four rooms, outside wash-house, and garden.

MAPLE & CO. (Ltd.) have received instructions to SELL the above by AUCTION, at the Mart, Tokenhouse Yard, E.C., on Tuesday, June 18th, at 2 o'clock precisely, in one lot (unless previously disposed of by Private Treaty).—May be viewed by cards to be obtained of the Auctioneers, and printed particulars and conditions of sale may be had of Messrs. SANDERSON, ADKIN & LEE, 46, Queen Victoria Street, E.C.; and at the Auctioneers' Offices, Tottenham Court Road, London, W., and Brighton and Eastbourne.

WEYBRIDGE, SURREY (within ten minutes' walk of the station, on high ground, facing south).—A well-built, conveniently-arranged, and very handsomely decorated Freehold RESIDENCE, known as "Penmon," St. George's Avenue, Weybridge, containing large hall, dining room, drawing room, library, smoking room, nine bed and dressing rooms, bathroom, and complete domestic offices; detached modern stabling for three horses, coach-houses, loft, harness room, paved yard, and three living rooms. The grounds surrounding the house and stables cover an area of about two acres, and include two tennis lawns, two-division greenhouse, summer-house, shady wilderness walks, plantation, and productive kitchen garden.

MAPLE & CO. (Ltd.) are instructed to SELL the above at the Mart, Tokenhouse Yard, E.C., on Tuesday, June 18th, at 2 o'clock precisely (unless previously disposed of by Private Treaty), in one or two lots.—May be viewed by cards to be obtained of the Auctioneers, and printed particulars and conditions of sale may be had of Messrs. DEACON, GIBSON, MEDCALF & MARRIOTT, 9, Great St. Helens, E.C.; or at the Auctioneers' Offices, Tottenham Court Road, W., and at Brighton and Eastbourne.

HERTS (between Potter's Bar and Cheshunt; 200-300 ft. above sea level, in beautifully-wooded country, six miles from Hatfield, and two-and-a-half miles of a station, with service to St. Pancras and City).—To be LET, Unfurnished, an old-fashioned RESIDENCE, with modern improvements, and surrounded by attractive grounds and park-like lands of over 30 acres; twelve bedrooms, bath (h. and c.), four very fine reception rooms, and ample offices; stabling for six horses; three cottages, exceptionally charming grounds, magnificently timbered and shrubbed; tennis lawns, wood and avenue walks, roseary, stream, walled kitchen garden, range of glass-houses, orchard, and meadow land. Rent £300 to £350.—Agents, MAPLE & CO. (Ltd.), as above. (42,578.)

EAST GRINSTEAD.—To be LET or SOLD, standing on high ground, and commanding exceptionally fine views, an old-fashioned RESIDENCE, with every modern improvement, surrounded by lovely old grounds, and containing fourteen bed and dressing rooms, bath, outer and inner halls, four very handsome reception rooms, and complete domestic offices; capital stabling and outbuildings; five-roomed cottage; large kitchen garden, orchard, tennis lawn, terrace walks, shrubberies, and two meadows.—Inspected and recommended by the Agents, MAPLE & CO. (Ltd.), as above. (42,660.)

MAPLE & CO. (Ltd.),
LAND AND ESTATE AGENTS,
TOTTENHAM COURT ROAD, LONDON, W.
AND BRIGHTON AND EASTBOURNE.

GARVEY & GOOK,
AUCTIONEERS AND ESTATE AGENTS,
19, Regent Street, Piccadilly Circus, S.W.
Illustrated Register free by post for three stamps.



THIS handsome MANSION, standing in a beautifully-timbered park of 100 acres, and surrounded by particularly charming pleasure grounds, yew avenue and woodland walks, to be LET, Furnished, with shooting over 2,000 acres, at the low rent of £300 per annum. Situate in the West of England, twelve miles from county town. About 20 bedrooms; fine hall with music gallery, and very large reception rooms, stabling for six, and inexpensive gardens.—GARVEY & GOOK, 19, Regent Street, S.W.



DERBY (near).—Old-fashioned moderate-sized COUNTRY HOUSE, in beautiful grounds and parkland of 25 acres, to be LET, Unfurnished. Contains fourteen bed and dressing, full-sized billiard, and three reception rooms, etc.; stabling for six, and three cottages; rough shooting over 600 acres; hunting with three packs.—GARVEY & GOOK, 19, Regent Street, S.W.



SOMERSET.—For SALE, this choice little RESIDENTIAL PROPERTY in a favourite part of the county, near good town with club and other attractions. Stands on a hill, with magnificent views, and contains twelve bed and dressing, bath and four reception rooms, with conservatory, verandah, etc. First-rate stabling, small farm, laundry, and three cottages. Park-like grounds, with glasshouses, and a small extent of beautifully-timbered meadow land. Good sporting neighbourhood. Price £3,800.—Particulars, plan and view of GARVEY & GOOK, 19, Regent Street, S.W.

SUSSEX (between 400ft. and 500ft. above sea level, in the Tunbridge Wells district).—For SALE, a most charming ESTATE of 250 acres, with excellent Country House of moderate size, standing in finely-timbered grounds and possessing magnificent views. Superior stabling; second House or double cottage (having twelve rooms), capital farm-house and complete buildings. The land is chiefly in grass and wood of undulating character, ornamentally timbered, and bounded by a trout stream; there are good game coverts.—Full particulars of GARVEY & GOOK, 19, Regent Street, S.W.

ESSEX AND SUFFOLK BORDERS.—Fine old Manor HOUSE (eighteen bed and dressing rooms), with lovely grounds, grandly-timbered park of 130 acres intersected by a stream, and an adjoining farm; in all nearly 400 acres, to be SOLD for £10,000. The land alone returns 2 per cent. net on the price.—View and plan of GARVEY & GOOK, 19, Regent Street, S.W.

SOMERSET AND WILTS BORDERS.—For SALE, a nice old RESIDENTIAL ESTATE of 200 acres (more land if desired), with an interesting small Mansion, stone built in the Elizabethan style, and having a good deal of oak panelling; beautiful position in old grounds surrounded by a park, at the extremity of which is a belt of woodland, with rookery and trout stream; excellent buildings, cottages, stabling and farm.—GARVEY & GOOK, 19, Regent Street, S.W.

ON THE SEA CLIFF (South Devon).—For SALE, a most beautiful RESIDENTIAL PROPERTY of thirteen acres; cost the late owner £10,000, but less than half will now be taken. Near to favourite town and station on main line; about twelve bedrooms, capital billiard and reception rooms; excellent stabling, lodge, one of the finest kitchen gardens in the county, and ample fruit and glasshouses.—GARVEY & GOOK, 19, Regent Street, S.W.

GARVEY & GOOK,
AUCTIONEERS & ESTATE AGENTS,
19, REGENT STREET, LONDON, S.W.

CURTIS & HENSON,
AUCTIONEERS, SURVEYORS, & LAND AGENTS,
5, Mount Street, Grosvenor Square, W.
Telephone 1460 Gerrard. Telegrams: "Submit, London."

KENT—RESIDENTIAL FREEHOLD ESTATE OF 55 ACRES.

AN HOUR FROM LONDON.

OAK HILL, HILDEBOROUGH (two-and-a-half miles from Tonbridge, five from Sevenoaks, one-and-a-quarter miles from station).—Capital old-fashioned RESIDENCE, containing large hall, billiard room, dining room, morning room, boudoir, and fourteen bed and dressing rooms, complete offices; modern drainage; stabling, coach-houses, farm, matured grounds, kitchen garden. The Estate is chiefly park-like meadow land, with a small amount of arable. Two villa residences and double cottage.



CURTIS & HENSON are instructed to offer the above important Freehold PROPERTY for SALE by AUCTION, with possession (unless previously disposed of by Private Treaty), at the Mart, Tokenhouse Yard, E.C., on Wednesday, June 13th, at 1 o'clock prompt.—Particulars and plans of Messrs. NICHOLSON, PATTERSON & FREELAND, 2, Princes Street, Westminster, S.W.; or of the Auctioneers, 5, Mount Street, W.

SHOOTING AND FISHING.

LOVELY old ABBEY, one of England's Country Homes, in a bracing district, about two-and-a-half hours from London, together with shooting over several thousand acres, and fishing. It contains suite of large reception rooms, about 25 bedrooms and complete offices; fine old grounds; stabling, etc. To be LET, Furnished, by the year.—Terms of CURTIS & HENSON, 5, Mount Street, W.



PARK. GRAVEL SOIL.

40 MINUTES from the City, in a high and bracing position, on gravel soil, with lovely views.—To be LET, Furnished, for the summer, the above charming Elizabethan RESIDENCE, with beautiful old-fashioned pleasure grounds, surrounded by a well-timbered park; large oak panelling hall, billiard, three reception rooms, conservatory, two other sitting rooms, and fifteen or more bedrooms; stabling, laundry, cottages; two tennis lawns, glasshouses, etc. Might be Let Unfurnished.—Recommended by CURTIS & HENSON, 5, Mount Street, W.

ON THE RIVER.

ONE of the most beautiful and best known HOUSES on the River to be LET, Furnished, for the summer. The Mansion, in the Tudor style, stands high, in a very extensive park, and has a long frontage to the river. It contains about 35 bedrooms, fine suite of reception rooms (including magnificent saloon), and first-class offices; stabling, beautiful grounds, boat-house, and all conveniences.—Highly recommended by the sole Agents, CURTIS & HENSON, 5, Mount Street, W.



EASTERN COUNTIES (near a pretty village, one-and-a-quarter miles from a station, just over two-and-a-half hours from London).—For SALE, a valuable Freehold RESIDENTIAL ESTATE of about 400 acres, together with the above first-class Modern Mansion, seated in a well-timbered park, approached by two long drives, and containing billiard, four handsome reception rooms, conservatory, and about eighteen bedrooms. The shooting, for its size, is exceedingly good; stabling for ten horses; most attractive and tastefully arranged, but inexpensive grounds; lodges, etc.—Terms of CURTIS & HENSON, 5, Mount Street, W.

CURTIS & HENSON,
AUCTIONEERS & VALUERS,
5, Mount Street, Grosvenor Square, W.

J. A. LUMLEY, NEWTON & DOWELL,
"LUMLEY HOUSE,"
34, ST. JAMES'S STREET, S.W.

1,000 ACRES. with well-known MANSION.—HERTFORDSHIRE (30 minutes from Town, three miles from M.R., and four miles from G.N.R. Stations).—To be LET, for one or two years, a handsome well-known MANSION, standing in its own park-like lands, and situate in a lovely district. Accommodation: 21 bed and dressing rooms, bathroom, five or six reception rooms, billiard room, etc. The grounds, which cover an area of 27 acres, are laid out with great taste, and include large flower and pleasure grounds, walled kitchen gardens, glasshouses, ornamental water, etc. The Property is well timbered, 1,000 acres of capital pheasant and partridge shooting adjoining, with good amount of cover.—For rent and full particulars apply to Messrs. J. A. LUMLEY, NEWTON & DOWELL, as above.



Under the will of the late E. J. Trendell, Esq., deceased. To close Estate.
Abingdon, Berkshire (abutting on the River).

FIVE MINUTES' WALK from Great Western Railway Station, by private right of way, and six miles from Oxford.—The above singularly attractive and interesting PROPERTY, known as the "Abbey House." A charming early English old Mansion, containing six reception and billiard rooms, twelve bed and dressing rooms, large conservatory, bright and cheerful domestic offices, standing in lovely old-wooded and charmingly laid-out grounds of about twelve acres, flower and tennis lawns, monks' walk and rockery. Boating and fishing on ornamental water, well stocked from stream, leading direct into and forming a private waterway to the River Thames, quarter of a mile distant, walled fruit, flower and kitchen gardens, large orchards well stocked with prize fruit trees, vineries, glasshouses, etc. Excellent stabling for five, large coach-house, with living rooms over, cow houses, piggeries, and other outbuildings.

J. A. LUMLEY, NEWTON & DOWELL, of Lumley House, are instructed to SELL the above by public AUCTION, at the Mart, London, E.C., on Tuesday, 12th June, 1901, at 2 o'clock precisely (unless previously sold by Private Treaty).—Further particulars, plans, and conditions of sale may be obtained of Messrs. GRAHAM & SONS, Solicitors, Abingdon, Berks; at the Mart, E.C.; and with orders to view of Messrs. J. A. LUMLEY, NEWTON & DOWELL, of Lumley House, 34, St. James's Street, S.W.



GLoucestershire.—To be LET, handsomely furnished, from the 6th June until the 6th August, the above picturesque, old-fashioned stone Residence, situate one-and-a-half miles from station. Accommodation: ten bed and dressing rooms, dining room, drawing room, smoking room, servants' hall and usual offices. Stabling for six horses. Picturesque grounds, croquet and tennis lawns, etc. Use of pony and trap and groom. Servants could be left if desired. Rent, eight guineas a week.—Apply to Messrs. J. A. LUMLEY, NEWTON & DOWELL, as above.



£8,000 FOR 300 ACRES and the above Freehold RESIDENCE, Gloucestershire, commanding grand views over the Monmouthshire, Herefordshire, and the Malvern Hills, and overlooking the River Wye.—For SALE, substantial stone RESIDENCE, dating to the Tudor period, together with an Estate of 300 acres (62 woodlands and 230 let to substantial tenant at a rental of £93 per annum). Accommodation: entrance hall, three reception rooms, usual offices, oak staircase, ten bedrooms, dressing room, etc.; stabling for four horses, very productive walled kitchen garden, pretty grounds; also farm-house, good farm buildings, etc. The property is well timbered.—For full particulars apply to Messrs. J. A. LUMLEY, NEWTON & DOWELL, as above.

J. A. LUMLEY, NEWTON & DOWELL,
"LUMLEY HOUSE,"
34, St. James's Street, S.W.

DEBENHAM, TEWSON, FARMER AND BRIDGEWATER, 80, CHEAPSIDE, CITY, E.C.

MESSRS. DEBENHAM, TEWSON, FARMER, and BRIDGEWATER'S Monthly LIST of Residential and Sporting Estates, Farms, Town and Country Houses, Investments, etc., can be had free on application at 80, Cheapside, E.C.

Intending purchasers or tenants are invited to send a description of their requirements, which will be entered in a classified register, and particulars of suitable properties forwarded free of charge.



SURREY (delightfully situated in the favourite district of Richmond Park).—The above artistically-designed and beautifully finished RESIDENCE, containing eight bedrooms, dressing rooms, three reception rooms, and ground floor offices. Charming grounds adorned with a profusion of choice trees and shrubs, tennis lawn, greenhouse, etc., in all about an acre. To be LET on Lease. Particulars of Messrs. HAMPTON & SONS, 1, Cockspur Street, Pall Mall; or of Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8143.)

WINDSOR (four miles from, and six from Ascot).—A well furnished HOUSE, to be LET, for the summer months, or Unfurnished on Lease. Six reception rooms, and 25 bed and dressing rooms; stabling for eleven horses, beautiful grounds, tennis and croquet lawns; cricket ground. Five minutes from river, and one-and-a-half miles from a station. Would be LET for Ascot week.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (7221.)



TO BE LET, FURNISHED.

HENLEY-ON-THAMES (in a lovely situation on the hills, about four-and-a-half miles from the river).—The above charming old-fashioned RESIDENCE, commanding magnificent views, and surrounded by fine old grounds and parklands of about 20 acres. The accommodation comprises fourteen bed and dressing rooms, bathroom, billiard, and three reception rooms, all beautifully furnished; stabling for nine horses, etc. About one-and-a-half hours from the Nuffield Golf Links.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8338.)

NEWMARKET.—A very compact Freehold FARM of about 161 acres, only one-and-a-half miles from the station; suitable for the formation of a racing or breeding establishment, with capital farm-house, homestead, and three cottages.—To be SOLD.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8254.)

BETCHWORTH.—To be LET, Unfurnished or Furnished, for the summer or longer, very attractive old-fashioned RESIDENCE; fourteen bedrooms and three reception rooms; stabling for eight horses, beautifully-timbered grounds of about fourteen acres, with tennis lawn, kitchen and fruit gardens, glasshouses, orchard, and meadow land, intersected by trout stream.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8380.)



ISLE OF WIGHT.—To be SOLD, "Longford House," Haven Street, near Ryde. This charming COUNTRY RESIDENCE, in its own grounds amidst beautifully-wooded scenery, five minutes from Haven Street Station, and three miles from Ryde Pier. Three entertaining and nine bedrooms, billiard room, and other usual rooms, cellars, and offices; entrance lodge, stabling, and coach-houses, vinery, conservatory and glasshouses, roof observatory, artesian well, lovely terrace walk, tennis court, and walled kitchen garden, well-timbered pasture land, farm buildings, dairy, etc.; contents 12a. 2r. 35p. Leasehold for residue of 999 years, subject to yearly rent of £33 6s. 6d. Immediate possession. Also (remote from the house) private gas works, manager's house, and two cottages. Leasehold for residue of 999 years, subject to yearly rent of £3 3s. 6d.—For further particulars apply to Messrs. DIXON and LINNELL, Solicitors, 24, Cross Street, Manchester; or to Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (5563.)



TO BE SOLD BY ORDER OF EXECUTORS.

KEARSNEY (about five minutes' walk from the Junction Station, less than three miles from Dover, and only five from Folkestone).—Singularly beautiful Freehold RESIDENTIAL PROPERTY, with charming grounds and woodlands of about 22 acres, occupying a very choice position, commanding grand views of the Dover Valley, Dover Castle, and the Channel. The Residence, of which the above is a photograph, is approached by a long carriage drive, through an avenue of fine beeches, with lodge at entrance, and contains seven bedrooms, two dressing rooms, two bathrooms, entrance hall or billiard room, three reception rooms, conservatory, etc.; capital stabling for five horses. A trout stream runs through the property. Golf links and several packs of hounds are within easy reach, whilst Dover Harbour affords exceptional opportunities for yachting. No expense has been spared in bringing the Property to a high state of excellence.—Full particulars of Messrs. WORSFOLD & HAYWARD, Dover; of Messrs. HAMPTON & SONS, 1, Cockspur Street, Pall Mall, S.W.; and of Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8412.)

ON THE BANKS OF THE THAMES (within easy reach of a station, about 35 minutes from Waterloo).—An attractive Modern RESIDENCE containing seven bedrooms, bath, and three reception rooms; charming river-side grounds, with two tennis courts, landing stage, etc. To be LET, Furnished, for any period from two to twelve months.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8167.)



CORNISH COAST (in a grand situation, amidst delightful scenery, about two miles from the sea).—This charming old-fashioned RESIDENCE to be LET, elegantly furnished, for a few weeks or for a term of years, at a very moderate rent. It stands high on dry soil, surrounded by grounds of remarkable beauty, and comprises sixteen bed and dressing rooms, bathroom, entrance and inner halls, drawing room, panelled dining room and library, complete offices, etc.; stabling for eight horses. A well-stocked trout stream intersects the Estate. Hunting and golf links in the vicinity, and by arrangement rough shooting over an extensive area (about six miles by two) could be had, and pasture land adjoining could be rented.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (2490.)

HEREFORDSHIRE AND RADNORSHIRE (borders of; half-a-mile from station).—Picturesque Freehold RESIDENCE, occupying a beautiful position on gravel soil, amidst magnificent scenery. Ten bedrooms, three reception rooms, conservatory, and fernery; stabling for four horses, farm buildings, two cottages, pretty grounds, glasshouses, and grass land, in all 24 acres; hunting, shooting, fishing, and golf. To be SOLD.—Inspected by Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8400.)



DUKE OF BEAUFORT'S COUNTRY.—This capital HUNTING BOX, containing four bedrooms, two sitting rooms, etc., and about 70 acres of land; all well drained and in good condition, with stabling, farmery, and cottages. To be SOLD, Freehold.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8351.)

YORKSHIRE (within easy railway journey of Harrogate, Bradford, and York).—To be SOLD, a magnificent Freehold RESIDENTIAL and SPORTING ESTATE of about 4,400 acres, or 2,760 acres, with handsome Mansion, standing in a luxuriantly wooded park, commanding beautiful views, and containing 24 bed and dressing rooms, and seven reception rooms; extensive stabling, and charming grounds. The shooting is exceptionally good, and includes a considerable area of moor land. Rent roll £4,543 per annum. The Mansion would be sold with about 2,756 acres, producing a rental of £2,514 per annum.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8452.)



BERKSHIRE (three miles from a main line station, with express service of trains to London).—This exceedingly choice RESIDENTIAL PROPERTY, with grandly-timbered park and lovely old grounds of about 60 acres. The Mansion, which is approached by two long carriage drives with lodge entrances, contains seventeen bed and dressing rooms, bathroom, large square hall, billiard, and four reception rooms, conservatory, etc.; first-class stabling, including seventeen large loose boxes, coach-houses, etc.; three cottages and men's rooms; splendid range of glasshouses, farmery, etc. To be SOLD.—Inspected and recommended by Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (5240.)

BEDS (a mile from a station).—Old-fashioned Furnished RESIDENCE; ten bed and dressing rooms, three reception rooms, and two conservatories; stable, and beautiful shady grounds, with lawns, kitchen garden, orchard, and small wood. Hunting with three packs. Rent £150 per annum, or 4½ guineas a week for the summer months.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8441.)



SURREY.—To be LET, Furnished, with or without excellent shooting over 1,500 acres, two miles from a main line station, with good service of trains to City and West End, the above exceedingly attractive old-fashioned COUNTRY RESIDENCE, in a grandly-timbered park of 200 acres; eleven bed and dressing rooms, bathroom, schoolroom, billiard room, three reception rooms, servants' hall, offices, etc.; stabling for ten or more horses, men's rooms, etc. Charming old grounds. Hunting with several packs of fox and staghounds.—Inspected and recommended by Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (7424.)

NORTH CHESHIRE (in the centre of the best meets).—Picturesque HUNTING BOX; nine bedrooms, bathroom, large hall, and three reception rooms; stabling for twelve horses, men's rooms, etc.; pretty grounds, glasshouses, etc. To be SOLD, Freehold, £3,000. Meadow land can be rented.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (5012.)



CO. CORK (in a delightful situation on the shores of Dunmanus Bay).—The above capital stone-built RESIDENCE; six bedrooms, dressing and bathroom, two sitting rooms, etc.; beautiful grounds and stabling; good yacht anchorage; shooting and fishing obtainable. Price £2,000, or would be LET, Furnished.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (1867.)

BLACKMORE VALE COUNTRY.—An excellent RECTORY HOUSE, pleasantly situated on rising ground, amidst park-like meadow land. Ten bed and dressing rooms, three reception rooms; stabling for four horses; grounds, orchard, and meadows. To be LET, handsomely furnished, for one, two, or three years.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8312.)

OFFICES: 80, CHEAPSIDE, LONDON, E.C.

For continuation of Advertisements, see page xiii.

DEBENHAM, TEWSON, FARMER AND BRIDGEWATER, 80, CHEAPSIDE, CITY, E.C.

TO BE LET, FURNISHED.



THIS charming COUNTRY RESIDENCE, occupying one of the most lovely positions in Kent, about two miles from Edenbridge Station, to be LET for six months or longer, exceptionally well furnished. Nine bedrooms, bathroom, five reception rooms, offices, etc. Capital stabling for six horses, cottage, etc. well-timbered grounds, orchard, and paddock, in all about four acres.—Full particulars of Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (5699.)



HERTS AND MIDDLESEX BORDERS.—An exceedingly attractive Freehold RESIDENTIAL ESTATE, occupying a very choice position, about a mile from two stations on the Great Northern Railway (main line), and within a pleasant ten miles' drive of London. It comprises the above charming Family Mansion, standing about 300ft. above sea level, approached by two carriage drives each with superior entrance lodge, and commanding extensive views. 26 bedrooms, dressing and bathrooms, three handsome reception rooms, fine billiard room and entrance hall, conservatory, and complete domestic offices; excellent stabling for about eighteen horses, beautifully-timbered pleasure grounds, first-rate walled kitchen garden with numerous glasshouses, capital farm buildings, and pleasantly undulating park-like land, with long and important frontages to two main roads, in all about 91 acres. To be SOLD.—Full particulars and orders to view of Messrs. LOFTS & WARNER, 130, Mount Street, W.; and of Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C., who have personally inspected and can strongly recommend the Property. (8326.)



HIGHGATE (in one of the highest and best positions of this favourite locality).—The above exceptionally well built Family RESIDENCE, standing in delightful undulating grounds of nearly two acres. Eleven bed and dressing rooms, two baths (h. and c.), large square hall, four reception rooms, billiard room, and conservatory; first-rate stabling for four horses, and four living rooms. To be SOLD. The owner has spared no expense in bringing the Property to its present perfect condition, but as he is removing to the country, he is prepared to accept a low price.—Full particulars of Mr. Geo. E. LUCK, Crouch End Station (G.N.R.), N.; or of Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8274.)

CHISLEHURST.—A beautiful RESIDENTIAL PROPERTY of about 50 acres, occupying a perfectly rural situation in this favourite and healthy locality, and only about half-an-hour by rail from the City and West End. It comprises a first-class Mansion, containing 22 bed and dressing rooms, boudoir, three handsome and lofty reception rooms, and billiard room; stabling for about ten horses; living rooms and other buildings; singularly charming and beautifully-timbered grounds, kitchen gardens, orchard; three lodges, two cottages, and extensive glasshouses. An extra 50 acres can be had if required. To be LET, furnished or unfurnished.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8346.)

SALES BY AUCTION.



COPSEWOOD-GRANGE (Coventry, Warwickshire).—A choice Freehold RESIDENTIAL ESTATE, in a favourite hunting district, about two miles from the city of Coventry, and its main line station on the London and North Western Railway, which is within two hours' journey of London. It comprises the above handsome Family Mansion of red brick and stone, built at a large cost in the year 1872, well planned, in excellent condition throughout, and containing every accommodation for a family of position, with superior stabling, entrance lodge, charming pleasure grounds, kitchen gardens, a series of glasshouses, model farmstead, ornamental cottages, and enclosures of undulating park-like pasture land, studded with fine timber and interspersed with thriving plantations; in all about 145 acres, bounded on two sides by the River Stowe, which affords trout fishing. With possession. To be SOLD by AUCTION, on June 25th, under the Will of the late Sir Richard Moon, Bart.—Particulars of Messrs. TWIST & SONS, Solicitors, Coventry; of Messrs. GEORGE LOVEITT & SONS, Coventry; and of the Auctioneers, Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C.

THE HARTLEY MANOR AND FAIRBY ESTATE, Hartley, Kent, adjoining Fawkham Station, on the main line, S.E. and C.R., about 23 miles from London, and five from Gravesend and Dartford.—An important Freehold RESIDENTIAL, SPORTING, and MANORIAL ESTATE, in the parishes of Hartley, Longfield, Fawkham, and Ash, comprising the Manor House, "Hartley," with its grounds, stabling, and appurtenances, exceptionally good farm buildings, and cottages; a second Residence, "Hartley Court," with the usual appurtenances and a spacious homestead; "Fairby," a large and comfortable Farm-house, and extensive homestead; several detached Farm Buildings, known as "Hartley-Bottom," "Stocks," and "Middle" Farms; and 33 conveniently-placed cottages, with numerous enclosures of pasture, arable, fruit, and woodland, embracing an area of about 1,019a. 1r. 28p., with a boldly undulating and well-timbered surface, rising to upwards of 400ft. above sea level, in the midst of a bracing and very healthy district, affording capital shooting and hunting. The proximity of Fawkham Station, and the convenient service of trains to the City and West End render part of the Estate immediately available for building purposes, while further portions with extensive frontages are likely soon to become extremely valuable for the same purpose.—Possession of the principal portion will be given. To be SOLD by AUCTION on June 27th.—Particulars of Messrs. WATKINS, BAYLIS and CHIDSON, Solicitors, 11, Sackville Street, W.; and of the Auctioneers, Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C.



SURREY HILLS.—A very attractive Freehold RESIDENTIAL ESTATE of about 124 acres, known as "Underhills," in the parish of Bletchingley, about one mile and three-quarters from Godstone, comprising the above tastefully arranged modern Country Mansion, containing sixteen bedrooms, dressing and bathrooms, entrance and inner halls, three reception rooms and conservatory; with stabling for twelve horses, charming pleasure grounds, kitchen garden, orchard; park-like pasture lands, and hanging woods, capital cricket ground, an enclosed racquet court, two lodges, numerous cottages, engine room for electric installation, farm-house and homestead. In the centre of a choice residential district and within easy reach of several packs of hounds. With possession.



VIEW ACROSS THE PARK.

To be SOLD by AUCTION, on June 25th.

THE ADJOINING FARM of 113 acres, and shooting rights over a further 105 acres could probably be had.—Further particulars of Messrs. MAPLES, TEESDALE & Co., Solicitors, 6, Frederick Place, Old Jewry, E.C.; and of the Auctioneers, Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C.

To be SOLD by AUCTION, July 9th.



KENT, HAYES COMMON (in a lovely picturesque position on the borders of the Common, a few minutes' walk from Hayes Station).—A very charming Freehold RESIDENTIAL PROPERTY, known as "Hast Hill," comprising the above attractive Country Residence, containing fourteen bedrooms, two dressing rooms, bathroom, boudoir, three handsome reception rooms, billiard room, etc., with stabling, charming pleasure grounds, tennis and other lawns, cricket ground, kitchen garden, greenhouses, etc.; in all about eleven-and-a-half acres. Hunting within easy reach. Possession at Michaelmas next.—Particulars of Messrs. SHARPE, PARKER, PRITCHARDS, BAKHAM & LAWFORD, Solicitors, 12, New Court, Carey Street, W.C.; of Messrs. BAXTER, PAYNE & LEPPER, 69, King William Street, E.C.; and Bromley and Beckenham; and of the Auctioneers Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C.



KENT (occupying a lovely position in a favourite part of the County, within easy reach of the City and West End).—An exceedingly choice Freehold RESIDENTIAL PROPERTY, comprising the above charming Residence, with 22 bed and dressing rooms, bath, billiard, and three reception rooms; stabling for five horses, living rooms, gardener's cottage and entrance lodge; beautifully timbered grounds with wide-spreading lawns, tennis courts, kitchen garden and parkland, in all seventeen acres. To be SOLD.—Recommended by Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (5464.)

SHROPSHIRE (a mile from a station).—Substantial RESIDENCE in a sheltered situation, on dry soil; eleven bed and dressing rooms, bathroom (h. and c.), and four reception rooms; stabling for three horses, and cottage; well-timbered grounds, tennis lawn, kitchen garden, and grass land, in all eighteen acres. Hunting, shooting, and fishing. Rent £150, or the Freehold would be SOLD.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8446.)



SURREY HILLS (about a mile-and-a-quarter from a station, and about 40 minutes from Town).—The above attractive Freehold Family RESIDENCE, in excellent order, standing about 600ft. above sea level, in beautifully-timbered grounds of five acres; fourteen bed and dressing rooms, bathroom, hall with fireplace, two reception rooms and billiard room; stabling for six horses, and living rooms; pleasure and kitchen gardens, tennis lawn, glasshouses, paddock, small farmery, laundry and cottage. To be SOLD.—Full Particulars of Messrs. HAMPTON & SONS, 1, Cockspur Street, S.W.; or of Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (6276.)

HERTS (Stanstead, only about an hour's rail from London).—An exceedingly choice RESIDENTIAL ESTATE, comprising a capital Family Mansion, standing in a park of about 30 acres, and containing 22 bedrooms, three bathrooms, billiard and fine suite of reception rooms, etc.; charming grounds, glasshouses, and extensive stabling. Also capital Farm of about 190 acres, with modern buildings. The whole in excellent order. The Lease to be SOLD.—Full particulars of Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C.

NORFOLK COAST.—Valuable Freehold FARM of about 70 acres, bordered by trout stream, with substantial Farm-house (eight bed and two sitting rooms), ample buildings, and cottage; thirteen acres pasture and 57 arable. Price £1,800.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (8383.)

OFFICES: 80, CHEAPSIDE, LONDON, E.C.

For continuation of Advertisements, see page xli.

TELEPHONE NO.
3645 GERRARD.

MESSRS. WALTON & LEE,

Offices: 10, MOUNT STREET, GROSVENOR SQUARE, W.
(Advertisements continued from page iii.)

TELEGRAPHIC ADDRESS:
"WALTONS, LONDON."



BUCKS (about four miles north-east of Buckingham, four miles from Stony Stratford, seven miles from Blechley Junction on the L. & N.W. Ry., and six miles from Wolverton Station, whence easy access is gained to London, as well as the great commercial centres).—Announcement of SALE of a highly important Freehold RESIDENTIAL PROPERTY, distinguished as the Thornton Hall Estate, embracing, within a well-defined ring fence, upwards of 1,600 acres, and comprising the above noble Family Mansion in the Tudor style of architecture, standing in fully-matured grounds of great natural beauty, at an altitude of about 250ft. above sea level, and overlooking the picturesque valley of the Ouse. The Residence contains entrance and central halls, seven magnificent reception rooms, billiard room, smoking room, 36 bed and dressing rooms, twelve servants' bedrooms, together with commodious domestic offices and cellars. There is excellent stabling accommodation for nineteen horses, with spacious coach-house and other appurtenances for a first-class hunting establishment. To the east and west of the charming pleasure grounds is a productive home farm with suitable homestead, while the Estate also embraces four well-equipped breeding and dairy farms, and an accommodation holding, together with a number of cottages and small holdings, the whole producing an actual and fairly estimated rental value of about £2,075 per annum; together with the advowson of Thornton-cum-Nash. The sporting qualifications of the Estate are exceptionally good. It is admirably situated as a first-class hunting centre, being within easy reach of many of the popular meets of the Grafton, Whaddon Chase, and Bicester packs, as well as Lord Rothschild's staghounds. The well-placed coverts on the Estate also facilitate the natural breeding and rearing of a considerable head of game, and afford excellent shooting, while fishing may be obtained in the River Ouse, which bounds or intersects the Estate for upwards of two miles.—Messrs.

WALTON & LEE, in conjunction with Messrs. GEORGE BENNETT & SONS, have been favoured with instructions to offer the above for SALE by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Tuesday, 4th of June, 1901, at 2 o'clock precisely (unless sold privately).—Particulars and conditions of Sale may be had of Messrs. TAYLOR & TAYLOR, Solicitors, 10, New Broad Street, London, E.C.; of Messrs. GEORGE BENNETT & SONS, Estate Agents, Buckingham; or of the Auctioneers, 10, Mount Street, Grosvenor Square, London, W.

IN one of the most picturesque situations in the Home Counties, seventeen miles from London, and about half an hour by rail.—To be LET for the summer months or longer, a handsomely furnished Mansion, beautifully appointed and lighted throughout by electricity. It contains five reception rooms, billiard room, and about 20 bedrooms; stabling for seven. The Residence is placed in the choicest of undulating pleasure grounds, extending in all to about 34 acres; large kitchen garden and a full complement of glasshouses; 250 acres of shooting if required.—Inspected and highly recommended by Messrs. WALTON & LEE, 10, Mount Street, W. Photo. (16.420.)

18,500 OR 12,500 ACRES OF SHOOTING in a ring fence, together with two or three miles of excellent salmon fishing, and a most convenient, comfortably furnished or unfurnished LODGE in Northumberland, to be LET. The Lodge contains three sitting rooms, conservatory, seven or eight bedrooms, with good servants' accommodation in addition. The Estate, comprising hills and dales, affords picturesque scenery and splendid air. The probable bag is about 500 grouse, 100 black game, a few partridges, wild duck and snipe, also rabbits and golden plover.—Full particulars of Messrs. WALTON & LEE, 10, Mount Street, London, W. (8597.)



SHOOTING, GRAND FISHING, HUNTING.

TO BE LET. Furnished, for a year or term of years, one of the choicest SPORTING and RESIDENTIAL PROPERTIES in the County of Wilts, including the above fine old Jacobean Mansion, furnished throughout in a style characteristic of the period, and containing suite of reception rooms, 25 bedrooms, etc. Perfectly appointed in every detail. Shooting over 3,000 acres; probably the finest fishing in the county; hunting with two packs of hounds.—Particulars of the Sole Agents, Messrs. WALTON & LEE, 10, Mount Street, London, W. (9189.)

SURREY AND KENT (Borders).—East Grinstead District, one mile from station, one hour from London.—To be LET, Unfurnished, a charming old-fashioned RESIDENCE, standing high, commanding beautiful views in park-like grounds and lands, in all about twelve acres; approached by carriage drive with lodge at entrance. Contains three reception rooms, first-class billiard room, twelve bed and dressing rooms, bathroom, excellent domestic offices; stabling for five coach-houses, coachman's cottage, and model farm; large productive kitchen garden, vineyard, and other glasshouses. Tennis ground and shrubberies. Foxhounds and staghounds hunt the district. Golf links within easy reach.—Inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (7281.)



DERBYSHIRE (in the centre of the Meynell Hunt).—Announcement of SALE of an exceedingly attractive SPORTING RESIDENTIAL PROPERTY, known as the "Poston Estate," conveniently intersected by the main road leading from Derby to Uttoxeter, about six miles north-west of Burton-on-Trent, eighteen miles north of Lichfield, six-and-a-half miles west of Uttoxeter, eleven miles south-west of Derby, and within two miles of both the Tisbury Junction and Sudbury Station, on the North Staffordshire Railway, and whence all the great commercial centres and the Metropolis may be reached by an excellent service of trains. The Estate, which embraces an area of about 2,800 acres, comprises the above charming Family MANSION, known as "Poston Hall," in the Elizabethan style of architecture, occupying a delightful situation overlooking the Dove Valley, and approached from the main Derby road. It contains entrance and inner halls, six handsome reception rooms, billiard room, fifteen principal and secondary bed and dressing rooms, well-fitted bathrooms and water closets, ten servants' bedrooms, together with commodious and well-arranged domestic offices and cellars. There is first-class stabling accommodation for seventeen horses, a spacious coach-house with grooms' rooms, excellent fruit and vegetable gardens, with an adequate supply of glass. There are also two other admirably situated and equipped hunting boxes, one occupied by the present Master of the Meynell Hunt, with extensive and well-arranged stabling for seventeen and fifteen horses respectively. Sixteen highly productive dairy farms, together with numerous accommodation and cottage holdings, game coverts, and plantations, the whole producing an actual and fairly estimated rental of nearly £6,000 per annum, together with the right of presentation to the living of Scropton, the rectorial tithe rent charge, and the manor or reputed manor of Scropton, with its manorial rights and privileges. The Poston Estate in its entirety forms an exceedingly attractive sporting residential property, its unique situation affording the most exceptional facilities for hunting with the Meynell Hounds, while the area and disposition of the coverts are such as to ensure all the shooting that a hunting man is likely to desire. Capital fishing may be had in the River Dove and in the clear-running tributaries that intersect the Estate. In order to meet the convenience of would-be purchasers, the property has been divided in such a way as to allow of the Mansion being sold with any area of land from 920 to 1,700 acres.—Messrs.

WALTON & LEE (in conjunction with Messrs. HARDY & HARDY) have been favoured with instructions to offer the above for SALE by AUCTION, in the following convenient Lots, at the St. James's Hotel, Derby, on Friday, June 28th, 1901, at 1 for 2 o'clock precisely (unless an acceptable offer be previously made by Private Treaty):—

SCHEDULE OF LOTS.

LOT.	DESCRIPTION.	AREA.		
		A.	R.	P.
1	Poston Hall, Mansion, Park, Garden, Home Farm, &c.	919	1	39
2	Accommodation Land	87	0	26
3	Poston Mill, &c.	134	0	10
4	Poston Cottage	48	0	37
5	Hay Lane Farm	68	1	7
6	Lawn Farm	173	3	39
7	Heathtop Farm	80	1	14
8 to 13	Accommodation Holdings	12	1	25
14	Model Farm, &c.	88	0	36
15 to 16	Accommodation Holdings	92	0	6
17	Woodyard Farm	72	1	28
18 to 24	Accommodation Holdings	92	1	35
25	Brook House Farm	181	1	34
26 to 32	Accommodation Holdings	24	3	14
33	Brook Farm, &c.	89	3	26
34	Accommodation Land	51	3	5
35	Harehill Farm, &c.	150	3	2
36 to 42	Accommodation Holdings	75	1	23
43	Top Farm, &c.	191	2	4
44	High Ground Farm, &c.	150	2	33
45 to 47	Accommodation Holdings	4	1	32
	Total	A.	2790	1 35

Particulars, with plans and conditions of sale, may be obtained of Messrs. BOOTY & BAYLIFF, Solicitors, 1, Raymond Buildings, Gray's Inn, London, W.C.; Mr. R. T. A. HARDY, F.S.I., Land Agent and Surveyor, Uttoxeter; Messrs. HARDY and HARDY, Estate Agents, Uttoxeter, Staffordshire; and of the Auctioneers, at their Offices, 10, Mount Street, London, W.



SUSSEX (near Hayward's Heath).—The exceedingly attractive RESIDENTIAL and SPORTING PROPERTY, known as "The Holmstead Estate," situated about one mile from the village of Staplefield, one-and-a-half miles from Cuckfield, five miles from Crawley, sixteen miles from Brighton, and 36 miles from London. The London, Brighton, and South Coast Railway Station at Balcombe is about three miles, and that at Hayward's Heath some three-and-a-half miles distant respectively, and whence by a capital service of trains London may be reached in about one hour, and Brighton in 25 minutes. The Property, which is about 311 acres in extent, comprises the above charming Family MANSION of modern design and construction, and occupying a delightful situation about 250ft. above sea level. The Residence is approached from the Brighton road by a long carriage drive with appropriate lodge entrance, and is built of brick with the upper storeys half timbered and rough cast in the Elizabethan style of architecture. It contains entrance hall, four finely-proportioned reception rooms, seventeen bed and dressing rooms, with convenient domestic offices and cellars. There is excellent stabling accommodation for six horses with coach-house, while the pleasure grounds include two tennis lawns with lake, and productive vegetable and fruit gardens, the whole being adequately supplied with spring water by gravitation. The Property also includes a singularly fertile home farm, with newly-erected set of model farm buildings and bailiff's house, another well-equipped agricultural holding and seven cottages. The Manor of Holmstead, with its rights and privileges, will also be included in the sale. The Estate may well be described as unique, having regard to its situation, its exceptional sporting facilities (hunting with five packs), and the advantages offered by a residence that is replete with modern conveniences.—Messrs.

WALTON & LEE will offer the above for SALE by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Tuesday, June 25th, 1901, at 2 o'clock precisely, unless previously sold privately.—Particulars may be had of Messrs. WALKER & ROWE, Solicitors, 5, Bucklersbury, London, E.C.; of Messrs. FREDERICK WALKER & SONS, Solicitors, Halifax; or of the Auctioneers, at their Offices, 10, Mount Street, London, W.



IN THE BEST PART OF NORTHUMBERLAND (on the North-Eastern main line, about midway between Berwick and Alnwick).—The important and very choice Freehold RESIDENTIAL PROPERTY, known as the "Doxford Hall Estate," situated about two-and-a-half miles from Chathill and Christon Bank stations respectively, about one-and-a-half hours from Newcastle, and seven hours from London. It extends over an area of about 600 acres, and comprises the above substantially-built Mansion House in the Italian style of architecture, occupying an elevated but sheltered position overlooking a picturesque country, and standing in the centre of extensive pleasure grounds and gardens of the greatest beauty and perfection. There are two entrance lodges, a large number of glasshouses, and an admirably fitted set of stabling for 32 horses. The best firms in the country have been employed in the execution of the drainage, electric lighting, and hot water heating, while the appointments of the stables and the laying-out of the gardens and pleasure grounds have been carried out regardless of expense. The property also includes a substantial and well-arranged model farm-stead, with accommodation for about 60 to 80 cattle, provided with every latest improvement and having a superior farm-house and seven cottages conveniently adjacent, while four other cottages are suitably placed elsewhere on the Estate. The entire property is in perfect order, and may without exaggeration be said to be a model of its size, while the lands are in a high state of cultivation, and are naturally of excellent quality. The Auctioneers confidently assert that it is but seldom that an opportunity is offered to the public of acquiring such a highly favoured and exceptionally well-conditioned Estate as the above, and they unhesitatingly recommend the property to the notice of all who may require a thoroughly well-ordered and moderate-sized home in close touch with the metropolis of the industrial north.

MESSRS. WALTON & LEE will offer the above for SALE by AUCTION, at the "Station Hotel," Newcastle-upon-Tyne, on Tuesday, July 16th, 1901, at 3 o'clock precisely, unless previously sold privately.

Particulars, plan, and conditions of sale may be had of Messrs. KINGSFORD, DORMAN & CO., Solicitors, 23, Essex Street, Strand, W.C.; of W. NANGRAVE MANGIN, Esq., Land Agent, Preston, Chathill, Northumberland; or of the Auctioneers, 10, Mount Street, London, W.

MESSRS. WALTON & LEE, LAND AGENTS, AUCTIONEERS & SURVEYORS,
10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

For continuation of Advertisements, see page xv.

TELEPHONE No.
3645 GERRARD.

MESSRS. WALTON & LEE,

Offices: 10, MOUNT STREET, GROSVENOR SQUARE, W.
(Advertisements continued from pages iii. and xiv.)

TELEGRAPHIC ADDRESS:
"WALTONS, LONDON."



ON THE GREAT NORTHERN LINE (two-and-a-half hours only from London).—To be SOLD, a singularly attractive Freehold RESIDENTIAL ESTATE of about 200 acres. The above Mansion stands well in a beautifully-timbered park, and contains five reception rooms, nineteen bedrooms and dressing rooms, and the usual offices; stabling for seven horses, coach-house, and useful outbuildings. The pleasure grounds and lawns are very pretty, and the kitchen garden is a remarkably good and productive one; the land is exceedingly rich in character, and the whole Estate produces a net income of about £700 a year; almost any amount of fishing and shooting can be had in the immediate neighbourhood. Personally inspected and recommended.—Apply to Messrs. WALTON and LEE, 10, Mount Street, London, W. (16,378.)



GLoucestershire (on the borders of Worcester-shire, within two miles of a station, and about three hours by rail from London).—To be SOLD, an exceptionally fine Freehold ESTATE of about 520 acres, forming one of the choicest Residential Properties in the Midlands. It comprises the above well-built Mansion, containing a noble suite of reception rooms, handsome billiard room, and about 30 bedrooms and dressing rooms; good stabling, lovely pleasure grounds and gardens, well-timbered park with ornamental lake stocked with fish, excellent farm-house and buildings, and ten cottages, in addition to large entrance lodge. Hunting with the Warwickshire, North Cotswold, and Heythrop hounds; two fox coverts and good rabbit shooting on the Property. Sporting over neighbouring Estates can be rented if required.—Personally inspected and highly recommended by Messrs. WALTON and LEE, 10, Mount Street, London, W. (15,851.)



ON THE BANKS OF THE THAMES (between Staines and Windsor, about one-and-a-quarter miles from Wraybury Station, on the L. & S.W.R., two miles from Staines Junction, and five miles from Windsor).—An exceedingly attractive Freehold RESIDENTIAL PROPERTY, known as "Longfield," comprising the above charming Family RESIDENCE, built of red brick with tiled roof in the cottage style of architecture, with the electric light fitted throughout, and including excellent stabling accommodation for four horses, with coach-house and two newly-erected cottages. The grounds comprise octagonal garden room or study, well-stocked vegetable and fruit gardens, orchard, together with boat-house and landing-stage on the River Thames. There is also a set of model farm buildings, together with several inclosures of excellent pasture and arable land, the whole extending over about 40 acres, and having nearly 3,000 ft. of building frontage to the Staines road.—Messrs.

WALTON & LEE will offer the above for SALE by AUCTION, at the Mart, London, E.C., on Tuesday, June 25th, 1901, at 2 o'clock precisely, first as a whole, and if not so sold, then in the following lots, unless previously sold privately:—

1. LONGFIELD HOUSE and GROUNDS, 22a. or. 10p.
- 2 to 5. BLOCKS of BUILDING LAND, 18a. or. 39p.

Particulars of Messrs. FLAGGATE & Co., Solicitors, 2, Craig's Court, Charing Cross, S.W.; or of the Auctioneers, 10, Mount Street, London, W.

IN THE NORTHERN COUNTIES.—An exceedingly valuable AGRICULTURAL and SPORTING ESTATE, possessing unquestionable mineral wealth, and lying within a ring fence, might now be secured by an immediate buyer upon advantageous terms. The Property extends to over 2,000 acres, embraces a portion of a thriving village (with fully licensed inn), large grazing farm, grouse moor; numerous accommodation holdings of rich pasture, together with suitable farm-houses and premises, are held by an old-established tenantry at inadequately low rentals. There are 400 acres of thriving woods and valuable water rights. Tithe free, land tax redeemed.—Personally inspected and strongly recommended by Messrs. WALTON and LEE, 10, Mount Street, London, W. (15,806.)



ISLE OF WIGHT (near Ventnor).—To be SOLD or LET. Furnished or Unfurnished, the above charming RESIDENCE, standing in grounds of about three acres, overlooking the Channel. It contains nine bedrooms, dressing room, boudoir, bathroom and lavatories, double drawing room, dining room, library, and all usual offices; stabling for two horses; lawn tennis court and well-stocked garden with fruit trees and greenhouse.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,122.)

IRELAND (close to the borders of Galway, and in the midst of some of the finest scenery in the Connemara district).—To be SOLD, an exceptionally choice SPORTING and RESIDENTIAL ESTATE of about 1,000 acres, about one half of which is splendid covert. It comprises a very charming and commodious Residence, standing in an incomparable position in the midst of beautifully-timbered grounds, and affording magnificent views over this celebrated country. The shooting comprises some of the best in the West of Ireland for woodcock, snipe and duck; the coverts are well stocked with game, and the farm lands afford excellent partridge, hare, and rabbit shooting, also golden plover. There is excellent fishing in the two trout streams running through the Estate. The whole Estate is in perfect order and repair, and the lands are in a high state of cultivation. Personally inspected and recommended.—Full particulars of the Agents, Messrs. WALTON & LEE, 10, Mount Street, London, W. (14,473.)



SUSSEX (about a quarter-of-a-mile from Hayward's Heath, with its important station on the L.B. & S.C.R., two miles from Cuckfield, about twelve-and-a-half miles from Brighton, and under one hour's journey by rail from London).—The very valuable Freehold RESIDENTIAL PROPERTY known as "The Sunite Estate," comprising in its entirety an area of nearly 185 acres, and including the above comfortable moderate-sized Residence, occupying a charming site about 200 ft. above sea level, and commanding lovely and extensive views of a most picturesque and well-wooded country; beautifully matured pleasure grounds; an ample range of stabling; a home farm steading and eight cottages. In addition to its residential attractions, the Estate possesses a very high present and prospective value for building purposes. It is capable of being sub-divided into seven smaller properties, each admirably suited for the erection of first-class family mansions, the necessary desiderata of woodlands and pasture being already in existence.—Messrs.

WALTON & LEE, in conjunction with Messrs. DRAWBRIDGE & ANSELL, will offer the above for SALE by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Tuesday, 25th June, 1901, at 2 o'clock precisely, first as a whole, and if not so sold, then in the following Lots:—

LOT.	DESCRIPTION.	AREA.		
		A.	R.	P.
1	Sunite House, Pleasure Grounds, Park, Stabling, Buildings, and four Cottages...	79	1	35
2	A Valuable Residential Building Site	50	2	25
3	Ditto. Ditto.	27	2	32
4	Ditto. Ditto.	19	2	36
5	Ditto. Ditto.	5	1	20
6	Oak Cottage and Gardens	0	1	36
7	Little Sunite Cottage, Buildings, etc.	0	2	28
		A. 184	2	28

Particulars and conditions of Sale may be had of Messrs. A. F. GRIFFITH, DAVIE & SMITH, Solicitors, 47, Old Steyne, Brighton; THOMAS EGGER, Esq., 15, George Street, Mansion House, London, E.C., and 46, Old Steyne, Brighton; Messrs. DRAWBRIDGE & ANSELL, Land Agents, Hayward's Heath; or Messrs. WALTON & LEE, 10, Mount Street, London, W.



NORFOLK (about one-and-a-half miles west of the old-established market town of Watton, and 21 miles from Norwich). The exceedingly attractive RESIDENTIAL, SPORTING and AGRICULTURAL PROPERTY, known as the Saham Hall Estate, embracing, within a compact outline, an area of nearly 700 acres, and comprising the above Family Residence, occupying a delightful and well-sheltered site, about 150 ft. above sea level, and in the midst of finely-timbered parkland; a capital range of well-fitted stabling, with spacious coach-house and harness rooms; well-matured pleasure grounds, kitchen and fruit gardens, with a good proportion of glass; an extensive and substantial set of farm buildings, elaborately fitted throughout with the most approved agricultural machinery and appliances for a stock breeding and rearing farm; a supplementary set of farm buildings and eight cottages. The shooting qualifications of the Estate are exceptionally good even for the County of Norfolk, the character of the soil, the well-placed plantations and running streams all favouring, in a remarkable degree, the successful breeding and rearing of all kinds of game. With its unique qualifications the property is, therefore, especially suitable for a gentleman who, while fond of shooting, is also interested in high-class agricultural pursuits.—Messrs.

WALTON & LEE will offer the above for SALE by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Tuesday, June 4th, 1901, at 2 o'clock precisely, unless previously sold privately.—Particulars of sale may be had of Messrs. GRIGSON & ROBINSON, Solicitors, Watton, Norfolk; and of the Auctioneers, at their Offices, 10, Mount Street, London, W.



SUNNINGDALE (on the borders of Surrey and Berkshire, in a notably healthy and charming district, commanding beautiful views over Chobham Common, and extending to Epsom Downs. Under one mile from the village and station of Sunningdale on the L. & S.W. Ry., whence London is reached in about an hour; close to Virginia Water and Windsor Park, and only about three miles from the grand stand at Ascot).—The unusually charming Freehold RESIDENTIAL PROPERTY, known as Shrubbs's Hill Place, comprising the above most substantially-erected and delightfully placed Family Residence, standing in the midst of tastefully arranged pleasure grounds and well-timbered miniature park of a most compact character. Very superior stabling for eleven horses, and coachman's accommodation; entrance lodge and two cottages, small farmery, most productive kitchen garden, with numerous glass-houses, camellia house, etc., the whole extending to an area of nearly 20 acres, which will be offered for SALE by AUCTION by Messrs.

WALTON & LEE, at the Mart, Tokenhouse Yard, London, E.C., on Tuesday, 4th of June, 1901, at 2 o'clock precisely, unless previously sold privately.—Particulars and conditions of sale may be obtained of Messrs. FRANK RICHARDSON & SALTER, Solicitors, 28, Golden Square, London, W.; and of the Auctioneers, at their offices, 10, Mount Street Grosvenor Square, London, W.



7,000 ACRES of first-class SPORTING on the borders of Norfolk and Suffolk, affording a game bag of about 15,000 head, to be LET for the ensuing season, with the above exceptionally fine MANSION, which is surrounded by choice pleasure grounds and finely-timbered parkland. The Residence is approached by three principal drives with lodge entrances, and contains a suite of noble reception rooms, including banquetting hall and ballroom, and bedchamber accommodation for an important establishment; stabling for about 20 horses. Detailed game bags for the past three seasons at offices. Good boating and fishing may be obtained in a river flowing through the park.—Personally inspected and strongly recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,367.)

MESSRS. WALTON & LEE, LAND AGENTS, AUCTIONEERS & SURVEYORS,
10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

FAREBROTHER, ELLIS & CO.,

29, FLEET STREET, E.C.



HANTS (in a select and favourite district, one-and-a-half miles from two railway stations).—The above very attractive and valuable Freehold RESIDENTIAL ESTATE to be SOLD; beautifully situated on the borders of the New Forest, commanding fine views of the sea; approached by two long carriage drives, with entrance lodges, and containing fourteen bed and dressing rooms, bathroom, four reception rooms, and usual offices; stabling for sixteen horses, and other usual addenda. The matured pleasure grounds are of great natural beauty, and laid out with exquisite taste. A trout stream intersects the property, affording some good fishing; model farm buildings, homestead, etc. The entire area extending to about 223 acres, over which some good shooting can be obtained. Price, and all other particulars of Messrs. FAREBROTHER, ELLIS and Co., 29, Fleet Street, E.C. (4972.)

SURREY (in a beautiful district).—To be SOLD, a highly important and attractive RESIDENTIAL ESTATE with noble Mansion, containing some 22 bed and dressing rooms, bathrooms, five reception and billiard rooms, commodious offices. It is in first-class decorative order; lighted by electricity, and its sanitary arrangements are perfect; stabling for nine horses, and the other usual addenda. The ornamental pleasure gardens and grounds are of a most perfect description. Complete ranges of farm buildings; stabling for hunters, kennels, etc. The entire Estate covers an area of about 340 acres, is in excellent order; and the highly farmed lands are in an exceptionally fine state of cultivation. Shooting and hunting.—For price and further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (4905.)



SURREY (in a beautiful district within easy driving distance of Virginia Water, Egham, etc.).—To be LET, Unfurnished, the above fine old COUNTRY RESIDENCE standing in its own delightful grounds of about eight acres, approached by carriage drive with lodge at entrance, and containing thirteen bed and dressing rooms, bathroom, six reception and billiard rooms; stabling for six horses, coach-house, harness room, etc., farmery, charming gardens. The Residence is in good substantial repair, lighted by electricity, and is in every respect a first-class property.—For rent and further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (4280.)

KENT (Beckenham; seven minutes' walk from Beckenham Junction railway station, in a particularly bright and healthy situation).—To be LET, an attractive Family RESIDENCE, containing nine bed and dressing rooms, bathroom and three reception rooms, and the usual offices. The House is exceedingly well planned and in good order. The pleasure grounds extend to about an acre and are prettily laid out.—For rent and further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5070.)



OXFORDSHIRE.—To be SOLD, this capital RESIDENCE occupying an elevated position, commanding fine views, approached by carriage drive, with lodge entrance, and containing eleven bed and dressing rooms, bathroom, three reception rooms; stabling for three horses; the grounds extend to about seven acres, have been well kept up, and the entire property is in first-class condition.—Price and further particulars of Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (4893.)

MESSRS. FAREBROTHER, ELLIS, EGERTON, BREACH, GALSWORDTHY & CO., beg to announce that the undermentioned dates have been fixed for their AUCTIONS of Freehold, Copyhold, and Leasehold ESTATES, Reversions, Shares, Life Interests, etc., at the Auction Mart, Tokenhouse Yard, E.C.

Other appointments for intermediate Sales can also be arranged.

Monday, June 10.	Thursday, August 1.
Thursday, June 13.	Wednesday, August 7.
Thursday, June 20.	Thursday, September 26.
Thursday, June 27.	Thursday, October 10.
Monday, July 1.	Monday, October 21.
Wednesday, July 10.	Thursday, November 7.
Thursday, July 11.	Monday, November 18.
Thursday, July 13.	Thursday, December 5.
Wednesday, July 24.	Thursday, December 12.
Thursday, July 25.	

A list of forthcoming Sales by Auction is published in the advertisement columns of *The Times*, *Standard*, and *Morning Post*, every Saturday.

MESSRS. FAREBROTHER, ELLIS & CO.'S Illustrated Schedule of "Country Properties," issued Monthly, contains a large and varied selection of Residential and Sporting Properties both for Sale and Letting, and can be had upon application. Particulars inserted free of charge.



BUCKS. (four miles from the county town, and a similar distance from two first-class railway stations on the G. C. and L. & N. W. Railways, one-and-a-half miles from another station, and in an excellent hunting centre).—To be LET, Furnished, the above charming old MANOR HOUSE, seated in the midst of magnificently wooded undulating park lands, in a high and bracing situation, approached by carriage drive, and containing 30 bed and dressing rooms, bathroom, five reception rooms, and very commodious offices. The Mansion is exceedingly well-appointed; its reception and guests' bedrooms are well-proportioned, lofty, and the whole is in good decorative repair; stabling for fifteen horses, beautiful gardens in perfect condition, lake, etc., farmery, dairy, laundry, etc. Shooting over 1,400 acres, affording excellent sport, and hunting with the Bicester, Grafton and Whaddon Chase. Available from the middle of October till April.—Rent and other particulars of Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (4779.)



ON THE CHILTERN HILLS (in a truly delightful position, 650ft. above sea level).—To be LET, Furnished, for one year or the summer months, the above charming old-fashioned RESIDENCE, standing on sandy soil, with south aspect; enjoying panoramic views over three counties, and surrounded by extensive parklands and woods, containing fourteen bed and dressing, bath (h. and c.), three reception and billiard rooms; good offices; stabling for nine. The gardens are of a choice and varied description, and extend to some 20 acres; sporting over about 800 acres can be had; convenient for the river; low rent.—For further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5076.)



SURREY (45 minutes of the City).—To be SOLD, this very desirable Freehold Modern RESIDENCE, occupying an exceedingly choice position on gravel soil, some 700ft. above sea level, commanding grand views over a wide expanse of country. Approached by carriage drive, and containing spacious hall, three good reception rooms, seven bed and dressing rooms, bathroom (h. and c.), usual domestic offices. Its pleasure grounds extend to about one-and-a-half acres, are matured, well timbered and shrubbed, tennis lawn, etc.; productive kitchen garden; paddock. The whole forming an exceedingly attractive property; low price.—For plans and other particulars apply to Messrs. FAREBROTHER, ELLIS and Co., 29, Fleet Street, E.C. (4810.)



BERKSHIRE (a mile from a railway station).—This exceedingly attractive Freehold RESIDENCE to be SOLD. It occupies a delightfully secluded position on gravel soil, facing the renowned Cliveden and Taplow Woods, approached by long carriage drive with lodge at entrance, and contains thirteen bed and dressing rooms, bathroom, three reception rooms, and the usual domestic offices. The beautifully wooded pleasure grounds are most tastefully laid out, charming flower garden, roses, etc., well-stocked kitchen garden, orchard, paddocks, etc., the whole extending to about nine-and-a-half acres.—For price and further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (4874.)

HANTS (one hour from Town).—To be LET, Furnished, for the summer, in a much sought after district, about a mile from a railway station, and four from another, with first-class service of express trains; beautifully situated in the centre of a small well-wooded park, standing on high ground, and surrounded by lovely gardens. It contains about sixteen bedrooms, four reception rooms, billiard room, and extensive offices; stabling for six; the grounds extend to some 70 acres, and the gardens are laid out with perfect taste. Certified drainage. Company's water. Low rent.—For further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5090.)



WALES.—To be SOLD, a valuable and exceedingly attractive Freehold RESIDENTIAL PROPERTY, beautifully situated, convenient for railway stations. It embraces an area of nearly 700 acres, commands magnificent mountain and river views, approached by long carriage drive with two ornamental lodges, and containing 22 bed and dressing rooms, bathroom, four reception and billiard rooms, and the usual complement of domestic offices; stabling for seven horses. The charmingly laid out pleasure grounds are extensive, and include long winding terraces shaded by ornamental plantations, and enjoying fine panoramic views of Cardigan Bay; kitchen gardens, farm buildings, etc. Excellent shooting, fishing and boating. The Property is fitted throughout with modern improvements, and ready for immediate occupation.—Apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (4807.)

HANTS (in a healthy and fashionable district, at one of the south coast watering places).—To be SOLD, a handsome Modern Marine RESIDENCE, right on the sea front, commanding fine views, and containing thirteen bed and dressing rooms, two bathrooms, five reception rooms, saloon hall, first-class domestic offices, garden. The House is fitted with every possible modern convenience, lighted by electric light, and can be highly recommended.—For further particulars apply to Messrs. FAREBROTHER, ELLIS & Co., 29, Fleet Street, E.C. (5091.)



THE above charming detached Freehold RESIDENCE containing a handsome square hall, elegant double drawing room overlooking the lawns, billiard and smoking rooms, spacious and lofty dining room with wide bay, nine principal and secondary bedrooms, five other bedrooms (including two in the lower part of the house for men-servants), dressing room, two bathrooms, lavatories, and excellent domestic office; first-class stabling for four horses, with living rooms over; delightful gardens and grounds of about one-and-a-half acres. Immediate possession.—Price, etc., of Messrs. FAREBROTHER, ELLIS and Co., 29, Fleet Street, E.C.

MESSRS. FAREBROTHER, ELLIS & CO.,

29, FLEET STREET, TEMPLE BAR, E.C.

SOME OF THE FORTHCOMING AUCTION SALES BY

MESSRS. WM. R. NICHOLAS & CO.,

TELEPHONE:

LONDON, 5295 GERRARD.

ALSO FOR SALE BY PRIVATE TREATY.

For continuation of Advertisements see col. on p. iv.

TELEPHONE:

READING 221.

TO FRUIT FARMERS, COLONIALS, AND OTHERS.

NEAR MAIDSTONE (Kent), within two miles of Hollingbourne Station (on the Maidstone and Ashford line of the S.E. & C. Ry.), and within five miles of the important town of Maidstone, whence London is reached by frequent express trains in a little over an hour. Within a few minutes of church, village, and post-office.



SALE BY AUCTION of that extremely valuable Freehold FRUIT FARM and RESIDENTIAL PROPERTY known as "Yew Dene," Leeds, near Maidstone, comprising a valuable Fruit Farm (the whole fully planted and mostly just coming into full bearing) of 32a. or 3p., or thereabouts, with farm-house, two cottages, buildings, etc., together with the attractive Tudor-built Residence, known as "Yew Dene," with stabling, glasshouse, double lodge, and grounds, having an area of about 6a. 3r. 7p., the whole area being about 38a. 3r. 10p.—Messrs.

WM. R. NICHOLAS & CO. will sell the above at the London Auction Mart, E.C., on Wednesday, 12th June, 1901, at 2 o'clock precisely, in one or two lots.—Particulars and conditions of sale (with plan and photo.) of A. J. ELLIS, Esq., Solicitor, 35, Earl Street, Malton; and of the Auctioneers, Messrs. Wm. R. NICHOLAS & Co., 43A, Pall Mall, London, S.W., and at Blagrove Street, Reading.

BEDS AND HERTS BORDERS.



DUNSTABLE (within half-a-mile of station whence London is reached in about an hour and twenty minutes).—This choice Freehold RESIDENCE, known as "Queenborough House," standing high in delightfully timbered old gardens and lawns of about an acre, containing seven bedrooms, bath-room, three reception rooms, etc.; stabling, and three glass-houses. Also a first-class small Freehold FRUIT FARM, with six spacious heated glasshouses. The above will be SOLD in one or two lots, by Messrs.

WM. R. NICHOLAS & CO., at the Auction Mart, Tokenhouse Yard, E.C., on Friday, July 5th, 1901, at 2 o'clock precisely.—Particulars and conditions of sale, with plan, of A. C. BUCKMASTER, 35, Bedford Row, London, W.C.; and of the Auctioneers, 43A, Pall Mall, S.W.

BY ORDER OF TRUSTEES.

INGATESTONE

(45 minutes of the City on Main Line).



THAT delightful Freehold RESIDENTIAL PROPERTY known as "Fryerning Grange," within two miles of Ingatestone Station, on the main G.E. Ry., consisting of the House, with eight bed and dressing rooms, bathroom, three reception rooms; stabling, pleasure grounds, lawns, kitchen garden, and several rich paddocks, the whole covering an area of 43 acres. Also Fryerning Cottage, being an attractive Cottage Residence, and 2a. 2r. 23p., a Cottage and five acres, known as "Maggots," and also two fields having an area of 3a. 2r. 26p., situate at Mill Hill. Will be SOLD BY AUCTION in lots, on June 12th, 1901, at the London Auction Mart, E.C., at 2 o'clock precisely, by Messrs.

WM. R. NICHOLAS & CO.—Particulars and conditions of sale of Messrs. WALLER & SONS, Solicitors, 75, Coleman Street, E.C.; and of the Auctioneers, Messrs. Wm. R. NICHOLAS & Co., 43A, Pall Mall, S.W., and Reading.

CRANLEIGH (between Guildford and Horsham, half-a-mile of Cranleigh Station, in a charming district, with views of the South Downs).—RESIDENTIAL ESTATE, 70 acres, in one or more lots.—Messrs.



WM. R. NICHOLAS & CO. will sell BY AUCTION on June 12th, that delightful RESIDENTIAL PROPERTY, in one or more lots, known as "Redhurst," consisting of a Family Residence, with eleven bed, bath, and four reception rooms; stabling, glasshouses, superior farm-house and dairy buildings, two cottages, and 70 acres of sound, well-timbered grass land.—Particulars, photos., and plan of Messrs. Wm. R. NICHOLAS & Co., 43A, Pall Mall, S.W., Auctioneers and Land Agents.

IN RURAL SITUATION.

HARROW-ON-THE-HILL.—A delightfully-arranged Freehold RESIDENCE for SALE, or would be LET on LEASE. Stands in fine heavily-timbered lawns and grounds, and contains nine bed and dressing rooms, bath, and three excellent reception rooms; within a mile of the Metropolitan Station, and most pleasantly situate, commanding extensive views. (8026.)

BOXMOOR. MAIN L. & N. W. RY.



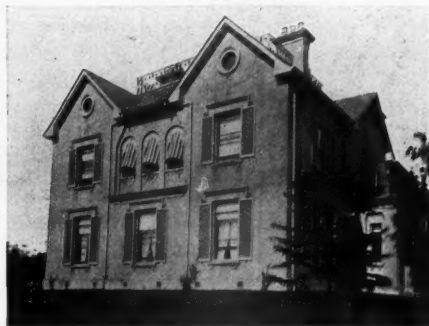
THE above charmingly-arranged RESIDENCE, most delightfully situate in a sunny position, on high ground and commanding beautiful views. Contains eight good bedrooms, box room, bath (h. and c.), three large and handsomely appointed reception rooms and lounge hall; pretty grounds of nearly four acres. Freehold. To be SOLD by private treaty, and if not so disposed of will be SOLD BY AUCTION at the Auction Mart, E.C., on July 5th, by Messrs.

WM. R. NICHOLAS & CO., 43A, Pall Mall, S.W., and at Reading.

REIGATE.—A comfortable and well-appointed RESIDENCE, containing seven bedrooms, bath, and three excellent reception rooms; stabling; six acres of well-kept grounds. Within one-and-a-half miles of Reigate Station. To be SOLD, Freehold, price £2,750. (8952.)

SLOUGH.—To be LET Furnished for summer months, a fine old-fashioned HOUSE, in perfect order, standing in heavily-timbered grounds of six acres, and containing fourteen bed and dressing rooms, four large reception rooms; excellent stabling.—Inspected and recommended. Photo.

NEAR HIGH WYCOMBE.



CHILTERN HILLS (in a very pretty situation, and commanding lovely views).—The above comfortable Family RESIDENCE, known as "Burleighfield House," Loudwater. Most admirably arranged, and in perfect order, together with stabling and outbuildings, excellent gardens, grounds and paddock, in all two to three acres. For SALE by private treaty, and if not so sold, will be SOLD BY AUCTION at the Mart, E.C., on July 5th, by Messrs.

WM. R. NICHOLAS & CO., 43A, Pall Mall, S.W., and at Reading.

NEAR BURNHAM BEECHES.

Half-an-hour from Town.



THE above commodious old Family RESIDENCE known as "Farnham House," Farnham Royal, near Slough, with its excellent service of trains to Town. Standing high on gravel soil in an extremely pretty part, near Burnham Beeches and Windsor, and standing in grounds of exceptional beauty, comprising wide sloping lawns, heavily-timbered pleasure gardens, nut walk, kitchen garden and paddock, in all six acres. For SALE by private treaty, and if not so sold, will be SOLD BY AUCTION at the Mart, E.C., on July 5th, by Messrs.

WM. R. NICHOLAS & CO., 43A, Pall Mall, S.W., and at Reading.

GUILDFORD AND HORSHAM (between); in lovely country.—A small but well-appointed gentleman's RESIDENCE and excellent Pleasure Farm, all in first-rate order. House is very attractive, modern, and contains seven bed, bath, three reception rooms; good stabling, and farmery; 134 acres of excellent land, in a high state of cultivation, chiefly pasture. Freehold for SALE. (9499.)

MAIN L.B. & S.C. RY.
Within easy run from Town.

THE very pretty red-brick and gabled RESIDENCE, most substantially built and covered with creepers, known as "Axeland Park," Horley. Contains twelve bed, bath, three reception, good offices; excellent stabling, winter garden or conservatory, fine gardens and lawns, one with small piece of ornamental water, walled-in kitchen gardens, finely-timbered grass land, covering in all about seventeen-and-a-half acres. Will be SOLD, on June 12th, by AUCTION, at the Mart, E.C., at a very low reserve, by

WM. R. NICHOLAS & CO., 43A, Pall Mall, S.W., and at Reading.

WINDSOR FOREST.

COMMODIOUS FAMILY RESIDENCE AND PARK,
35 ACRES.

THE extremely pretty, old-fashioned, gabled RESIDENCE, with modern addition, known as "Winkfield Lodge," Winkfield, most charmingly situate in the beautiful Windsor Forest district, standing in fine parkland heavily timbered, and grounds of about 35 acres. Within easy reach of Ascot Station, and five miles of the town of Windsor. The House is well-fitted, and very prettily arranged. Large, sunny, lofty rooms. Good offices. Outbuilding, and two ranges of capital stabling, well-appointed, and ample accommodation for hunting. Will be SOLD BY AUCTION at the Mart, E.C., on July 5th, unless previously sold by private treaty by Messrs.

WM. R. NICHOLAS & CO., 43A, Pall Mall, S.W., and at Reading.

43, PALL MALL, S.W., AND BLAGRAVE STREET, READING.

MESSRS. GIDDY & GIDDY, Land and Estate Agents, 4, Waterloo Place, Pall Mall, S.W.

Branch Offices: SUNNINGDALE and MAIDENHEAD, BERKS.

Telephone 1722 Gerrard.

ON THE BANKS OF THE THAMES.

MAIDENHEAD (in a lovely position, facing the beautiful woods of Clevedon and Taplow Court).—The remarkably choice **RIVERSIDE RESIDENCE** known as "The Court," together with "Merioola Lodge," an attractive Bijou RESIDENCE, useful as an overflow house. "The Court" is most substantially built, and the construction and fittings throughout of the very best materials, the woodwork being of oak. As will be seen from this view it



"THE COURT," OVERLOOKING THE RIVER.

is of very picturesque elevation, and stands in nearly four-and-a-half acres of ornamental grounds, well matured and sloping to the river bank. The accommodation includes large square hall, very handsome drawing room, conservatory, dining room, billiard room, library, lavatory, offices, fourteen bedrooms, and bathroom. The decorations have been elaborately carried out in the best taste, the sanitary arrangements are considered perfect, gas is laid on, and telephone installed. The stabling is well away from the House



"THE COURT," ENTRANCE TO STABLE-YARD.

The above, showing the entrance to the yard. It is built in the same style and in the best possible manner, and affords accommodation for seven horses, with large coach-house and other usual accommodation. There are two sets of rooms for gardener and coachman respectively, besides a room for groom. The grounds have a frontage of 232 ft. to the river, and are beautifully disposed in shrubberies and flower gardens with a large number of choice ornamental trees, besides hundreds of well-chosen rose trees, forming a display in summer seldom to be equalled; there are two tennis lawns, kitchen garden (well stocked, and having a large variety of fruit trees, range of glass-houses and forcing pits), and a paddock.



"MERIOOLA LODGE."

"**MERIOOLA LODGE**," of which a view is given above, contains drawing and dining rooms, seven bedrooms, bathroom, and offices, and is a picturesque Bijou Residence, useful as an overflow house to be used in conjunction with "The Court."

For SALE by Private Treaty, but if not so disposed of, will be SOLD by AUCTION, at the Mart, Tokenhouse Yard, E.C., on Monday, July 22nd, by Messrs.

GIDDY & GIDDY.—Detailed particulars, with views and plan, of Messrs. PEARCE, JONES & CO., Solicitors, 33, John Street, Bedford Row, W.C.; and with orders to view, of the Auctioneers, 4, Waterloo Place, Pall Mall, S.W., and local Office, Maidenhead.

GIDDY & GIDDY'S LIST OF ESTATES, SPORTING PROPERTIES AND COUNTRY HOUSES (one of the largest published), in all the favourite districts of England and Wales, to be SOLD or LET, a large proportion of which have been personally inspected, may be had by post for six stamps.—Offices, 4, Waterloo Place, Pall Mall, S.W.; Sunningdale and Maidenhead, BERKS.



BEAUTIFUL MARINE RESIDENCE.

WITH OR WITHOUT ESTATE OF NEARLY 1,000 ACRES.

NORTH COAST OF DEVON.—To be SOLD, a delightfully-situated MARINE RESIDENCE, occupying a fine position amidst coast and inland scenery of a very beautiful and romantic character. It overlooks the sea, from which it is distant only a few minutes' walk, has stabling, and beautiful grounds and woodlands. If desired, the rest of the Estate, comprising four farms, the greater portion of a very picturesque village, and hill and cliff land, having a long frontage to the sea, may be bought. The Property, which affords good shooting, will be SOLD to pay about 3½ per cent.—Further particulars of the Agents (who have inspected), Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

HOLMWOOD (near Dorking).—"Furzelea," the remarkably attractive Freehold RESIDENCE, in a lovely position, surrounded by the beautiful Holmwood Common, containing four reception, twelve bed and dressing rooms, capital offices; stabling for three, gardener's cottage, and four acres of very pretty gardens and grounds. To be SOLD by Private Contract; if not so disposed of will be SOLD by AUCTION, at the Mart, E.C., on July 22 next.—Plan and particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.



BERKS (in a very favourite residential district, under an hour from Town, with excellent service of trains).—To be SOLD, the above singularly attractive RESIDENTIAL PROPERTY, comprising a handsome red-brick Mansion, occupying a lovely position in the midst of grandly-wooded grounds and parkland, extending to about 60 acres. The accommodation comprises noble hall, suite of handsome reception and billiard rooms, spacious winter garden, about fifteen bedrooms, and excellent offices; splendid stabling, home farmery, glasshouses, beautiful undulating pleasure grounds, kitchen gardens, ornamental water, etc. Inspected and recommended by Messrs. GIDDY & GIDDY.—Full particulars at 4, Waterloo Place, Pall Mall, S.W.

HEREFORDSHIRE BORDERS (Wye district).—ESTATE of 300 acres for SALE, comprising over 60 acres of romantically lovely woods, a farm of 230 acres (well let to a substantial tenant), and charming old-fashioned House of hall, three reception, and eleven bedrooms, standing in pretty old grounds, with stabling for four, cottages, etc. Price £8,000.—Particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.



SUSSEX (one-and-a-half hours' rail of Town, in a lovely district on high ground, immediately adjoining extensive pine woods, and commanding fine views of the South Downs).—The Freehold for SALE of an exceptionally attractive RESIDENTIAL PROPERTY of about 82 acres, with a picturesque gabled Country House, well built and fitted, and containing three reception and nine bedrooms, handsome hall, bathroom, and offices; stabling for three or more horses; and two cottages, fruit house, and other convenient buildings; charming grounds, kitchen gardens, orchard, woodlands, meadows, etc.; unfailing water supply. Inspected and recommended by Messrs. GIDDY & GIDDY.—Series of photos. at 4, Waterloo Place, Pall Mall, S.W.



MAIDENHEAD THICKET, Berks (two miles from Maidenhead Station, on high ground, and three miles from the river).—The highly desirable RESIDENTIAL PROPERTY known as "Diton House," Pinkney's Green, comprising a substantial Residence, with large hall, three or four fine reception rooms, and fifteen bedrooms; having stabling for ten horses, cottage, farmery, and standing in beautiful old grounds grandly timbered, the whole, with the walled kitchen garden and adjoining paddocks, extending to about 20 acres, which Messrs.

GIDDY & GIDDY, in conjunction with Messrs. LAWRENCE and SON, are instructed to SELL by AUCTION, at the Mart, E.C., on Monday, June 24th, 1901, at 2 o'clock (unless previously disposed of privately).—Particulars, plan, and conditions of sale of Messrs. GODDEN, SON & HOLME, 34, Old Jewry, E.C.; of Messrs. LAWRENCE & SON, Estate Agents, Great Marlow, Bucks; or of the Auctioneers, 4, Waterloo Place, Pall Mall, S.W., or at their Branch Office, Maidenhead and Sunningdale, Berks.



SUSSEX (near Pullwagh).—To be SOLD or LET, the above Picturesque COUNTRY HOUSE, handsomely appointed and fitted, standing on very high ground, with south aspect and beautiful views. It contains lounge, entrance hall, 20 ft. by 10 ft. gin., three reception, and billiard rooms—usual offices; seven good bedrooms, and fitted bathroom; stabling for three horses, with three large living rooms; grounds about three acres; very shady and comprising large tennis lawn, rosery, orchard, paddock and kitchen gardens; fishing; shooting, and hunting in the district.—Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

WEST OF ENGLAND.—Important RESIDENTIAL and SPORTING ESTATE for SALE, to pay about 4 per cent., extending to between 2,500 and 3,000 acres, with the above fine Mansion, seated in a well-timbered park and containing all necessary accommodation for a large establishment, with first-class stabling and very beautiful old grounds, ornamented by some magnificent forest trees and well-grown shrubs. The shooting over the Estate is first-class; there are 360 acres of coverts; hunting with two packs; fishing in a large lake. The Property is situated amidst some of the most picturesque scenery in the West of England, and has a rent roll of about £2,500 per annum.—Full particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.



LAKE GENEVA (in one of the most lovely situations on the lake side, with grand views embracing lake and mountain scenery).—To be LET, FURNISHED, or SOLD Freehold, a singularly attractive RESIDENCE, luxuriously furnished and appointed, containing four reception rooms, fourteen bedrooms, two bathrooms, and very complete domestic offices; stabling for three or more horses, and charming gardens, grounds, and woodlands of 22 acres. Telephone, gas, and water laid on.—Particulars, photos., etc., of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

MESSRS. GIDDY & GIDDY, Land and Estate Agents, 4, Waterloo Place, Pall Mall, S.W.

Branch Offices: SUNNINGDALE and MAIDENHEAD, BERKS.

Telephone 1722 Gerrard.

MESSRS. CHAMPION & BUSBY,

27, CHARLES STREET, ST. JAMES'S, S.W.

TOWN HOUSES.

(UNFURNISHED).

LOWNDES SQUARE.—Charming RESIDENCE to be LET or SOLD, containing two excellent drawing rooms, dining room, smoking room, large hall, nine bed and dressing rooms, bathroom, good offices. Fitted electric light and every modern improvement, also stabling for three horses, coach-house, and living rooms over. Lease 27½ years; ground rent only £5. Price £7,000. (Fo. 2189.)

KENSINGTON GARDENS (close to).—To be SOLD, a Town RESIDENCE, containing three reception rooms, eight or nine bedrooms, bathroom, and usual offices. Lease 54 years. Ground rent £27 10s. Price £2,800. (Fo. 2182.)

QUEEN'S GATE.—To be SOLD, a charming, newly decorated HOUSE, containing double drawing room, three ground floor reception rooms, eight bed and dressing rooms, bathroom, usual offices. Rent £210 per annum on Lease. (Fo. 2174.)

SOUTH KENSINGTON (close to Museums).—To be LET or SOLD, a well-appointed HOUSE, containing double drawing room, three ground floor reception rooms, ten bedrooms, bathroom, and good offices. Rent £200 per annum, or lease of about 70 years, at £22 per annum ground rent. would be sold for £3,000. (Fo. 2169.)

MAYFAIR.—Exceptional opportunity of renting a HOUSE in this favourite position. No premium. It contains three reception rooms, seven bedrooms, bathroom, and usual offices. Rent £450 per annum. (Fo. 2161.)

KENSINGTON (best position).—Charming corner RESIDENCE, containing four reception rooms, seven bedrooms, good offices; garden. Lease 20 years. Ground rent £10 per annum. Offers invited. (Fo. 2165.)

GLOUCESTER SQUARE (Hyde Park).—To LET, in this much sought-after locality, a commodious RESIDENCE containing five reception rooms, ten bedrooms, bathroom, usual offices. Rent £320 per annum. (Fo. 2152.)

MOUNT STREET.—Handsomely decorated Bijou RESIDENCE, with double drawing room, overlooking Hyde Park, and ready for immediate occupation, to be SOLD. It contains seven bedrooms, bathroom, box room, double drawing room, dining room, study, and usual offices. Ground rent only £100 per annum. Lease twelve years. Price moderate.

BERKELEY SQUARE (off).—To be LET or SOLD, a newly decorated RESIDENCE, fitted electric light and modern sanitation, containing double drawing room, dining room, library, six good bedrooms, bathroom, dressing room, and usual offices. Terms on application. (Fo. 2188.)

EATON SQUARE.—Charming Town HOUSE, with stabling, to be SOLD, containing four large reception rooms, ten bed and dressing rooms, two bathrooms, spacious domestic offices. Lease 65 years. Ground rent £130 per annum. Price £7,000 guineas. (Fo. 2186.)

GROSVENOR PLACE (off).—Bijou RESIDENCE for DISPOSAL at a low figure, containing double drawing room, large dining room, study, four bedrooms, usual offices. Lease ten-and-a-half years. Rent £160 per annum. Premium £450. (Fo. 2184.)

UPPER BERKELEY STREET.—£12,000 will BUY the 6½ years' lease, at the low ground rent of £75 per annum, of a charming newly decorated RESIDENCE in this favourite position, fitted electric light and modern sanitation. It contains spacious hall, very handsome double drawing room, three other reception rooms, fifteen bed and dressing rooms, bathroom, and usual domestic offices. (Fo. 2009.)

FURNISHED.

ONSLOW SQUARE.—Newly decorated and well furnished RESIDENCE, containing four reception rooms, seven bedrooms, bathroom, usual offices; stabling for three horses. Rent 10 guineas per week. (Fo. 4124.)

HYDE PARK.—Splendidly furnished HOUSE to LET, overlooking and having entrée in rear to private well-kept grounds. Large double drawing room, dining room, study, eight bed and dressing rooms, bathroom, good offices. Rent 10 guineas per week. (Fo. 4121.)

SOUTH KENSINGTON (overlooking ornamental gardens).—Newly furnished HOUSE; fitted electric light, and every convenience, containing four reception rooms, ten bedrooms, bathroom, and good offices. Rent 12 guineas per week. (Fo. 4109.)

BELGRAVIA (in best position).—Charmingly furnished Bijou RESIDENCE to LET for season. Double drawing room, dining room, morning room, five bedrooms, good offices. Rent 200 guineas for season. (Fo. 4104.)

KENSINGTON (close to the Gardens).—An exceptionally pretty VILLA RESIDENCE with small garden in rear (not overlooked), containing three reception rooms, seven bedrooms, usual offices. Rent low and according to time. (Fo. 4103.)

GREAT CUMBERLAND PLACE.—Splendidly furnished HOUSE, to LET for the season, containing double drawing room, dining room, study, ten bedrooms, bathroom (n. and c.), good light offices; stabling for five horses, coach-house, living rooms over. Rent 450 guineas. (Fo. 4112.)

BUCKINGHAM GATE.—Nicely furnished RESIDENCE to be LET, containing three reception rooms, four bedrooms, bathroom (n. and c.), good offices. Rent only 5 guineas per week. (Fo. 4113.)

CHAMBERS AND FLATS.

PORTLAND PLACE.—Furnished CHAMBERS to LET. Two reception room, bedroom, dress, room. Rent 8 guineas per week. (Fo. 1277.)

PALL MALL (to Clubmen and others).—Furnished CHAMBERS to LET, comprising sitting room, bedroom, bathroom. Self contained, comfortably furnished, and fitted electric light and every convenience. Rent only 3½ guineas per week, as owner is abroad. (Fo. 1058.)

ASHLEY GARDENS.—Exceptionally well furnished FLAT to LET; two sitting rooms, three bedrooms, bathroom, and kitchen. Rent only 4½ guineas per week. (Fo. 1249.)

QUEEN'S GATE.—Handsomely furnished and decorated FLAT; fitted electric light, and every convenience, large drawing and dining rooms, library, lounge, five good bedrooms, bathroom, and good offices. Rent 12 guineas per week. (Fo. 1235.)



INVERNESS.—To be SOLD, a charming Freehold RESIDENTIAL PROPERTY of about eight acres, situate in a high position, commanding views of great extent and beauty. The House, which is in excellent repair, is approached by a carriage drive, and contains, on the ground floor, handsome entrance hall, dining, drawing, and smoking rooms, morning room, opening into large conservatory, and complete domestic offices. Above are fourteen bed and dressing rooms, bath, and lumber rooms. In the courtyard are dairy, laundry, workshop, etc. Apart from the House is stabling for three horses and pony, with man's room; gardener's cottage. The grounds are planted with fine trees and shrubs, with lawns, tennis courts and croquet lawn, fully-stocked kitchen gardens, two green-houses, two paddocks; cow-house, fowl-house, and other out-buildings. Drainage on the latest scientific principles and warranted perfect; good water supply throughout; gas laid on; free fishing and golf links near, and good mixed shooting can be rented. Within three-quarters of a mile of station, doctor, etc.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6418.)



DORSET.—To be SOLD, the above excellent Freehold RESIDENCE, standing in good grounds, comprising tennis and croquet lawns, flower and walled kitchen gardens. The accommodation consists of hall, drawing room, 36ft. by 18ft.; dining room, 21ft. by 17ft.; billiard room, 31ft. by 16ft., opening into large conservatory, 30ft. by 25ft.; seven bed and dressing rooms, bathroom (n. and c.), and complete offices. Broad glass verandah; stabling for five horses. Three cottages with garden attached. Water good and perfect drainage. Hunting with three packs; fishing, shooting, golf. Church, post and telegraph near.—For full particulars apply to Messrs. CHAMPION and BUSBY, as above. (C.U. 6634.)

SURREY (seven minutes from Reigate Station).—To be LET on Lease, or SOLD, a modern detached RESIDENCE, containing entrance hall, with fireplace, three reception and six bedrooms, boxroom, bathroom, and ground floor offices; one acre of ground.—Further particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6641.)

FURNISHED COUNTRY HOUSES.

ASCOT WEEK (and July, August, and September).—A well furnished RESIDENCE, containing hall, four reception rooms, twelve bedrooms, and the usual offices; stabling for six horses and coachman's rooms. Fine gardens with tennis and croquet lawns. The tenant has the privilege to walk and drive about the Estate, which is beautifully laid out.—Rent and further particulars of Messrs. CHAMPION & BUSBY, as above. (C.F. 8564.)

ASCOT WEEK AND THE SUMMER MONTHS.—To be LET, a charming RESIDENCE, standing high above the river and commanding lovely views. It contains three reception rooms, eight bed and dressing rooms, and excellent offices; a nice garden with pretty and shady walks.—Particulars of Messrs. CHAMPION & BUSBY, as above. (C.F. 8395.)

SURREY (Weybridge).—Modern HOUSE, containing large sitting hall, three reception and eight bedrooms, bathroom, conservatory; stabling for two, man's rooms; large garden, tennis lawn, golf. Rent 10 guineas per week. (C.F. 8555.)

SURREY (Byfleet).—Attractive RESIDENCE, standing in grounds of five acres. Charming gardens. Four reception and ten bed and dressing rooms, bathroom; stabling for four horses. Rent 12 guineas per week, including three gardeners' wages. (C.F. 8501.)

SUSSEX (Eastbourne).—Detached HOUSE. Nice garden. Three reception and eight bedrooms. Rent 8 guineas per week. (C.F. 8526.)

SUSSEX (Pevensey).—Five reception and fifteen bed and dressing rooms; conservatory; stabling for three. Rent 12 guineas per week. (C.F. 8563.)

KENT (Herne Bay).—Garden leading on to sea front; very well furnished; two reception and five bedrooms, bathroom. Rent 8 guineas per week. (C.F. 8559.)

BERKS (Wargrave).—Old-fashioned HOUSE in open situation. Shady garden. Three reception and ten bed and dressing rooms; stabling for four and man's rooms; gas. Rent 9 guineas per week. (C.F. 8522.)

OXON (Henley-on-Thames, near river).—Very pleasant and well furnished HOUSE. Dining, drawing, and six bedrooms (all large). Rent 6 guineas per week. (C.F. 8547.)

NORFOLK (Stalham, near the Broads).—Thirteen acres of grounds. Four reception and nine bedrooms, bathroom; stabling for five horses; six roomed lodge; golf. Rent 10 guineas per week. (C.F. 8550.)

SOUTH HANTS.—Historical COUNTRY HOUSE, with ten acres of grounds. Handsome dining and drawing rooms; billiard room (42ft. by 20ft.); stabling for eight; man's rooms. Rent according to term. (C.F. 8557.)



SURREY (35 minutes of Town, good express service).—To be SOLD, the above picturesque RESIDENCE, standing high, in charming grounds of about three acres, inexpensive to maintain. It contains entrance hall, large inner hall, three handsome reception rooms, ten bed and dressing rooms, bathroom, and complete domestic offices; excellent stabling for nine horses, with men's rooms; sanitary arrangements perfect; main water; electric light; telephone; gravel soil; two good golf links near.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6639.)

GLOUCESTERSHIRE (one mile from Clifton).—To be LET, on lease, or furnished for the summer months, a charmingly situated RESIDENCE, standing in grounds of about eleven-and-a-half acres. It contains three reception rooms, billiard room, ten bed and dressing rooms, bathroom, servants' bedrooms, and the usual offices; conservatory, green-houses, dairy, stabling.—Further particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6649.)

ESSEX (within 35 minutes of the City).—To be SOLD, a charming Bijou RESIDENCE, surrounded by a well kept up garden of half-an-acre, with tennis court, and old-established kitchen garden. It contains three spacious and elegantly-fitted reception rooms, full-sized billiard room, with top light, seven bed and dressing rooms, bathroom, and good domestic offices; stabling for three horses, man's room, and covered yard, greenhouse, fernery, and aviary.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6645.)

BIRCHINGTON-ON-SEA.—A most attractive Bungalow RESIDENCE to be SOLD, with immediate possession. The House, which could easily be added to if desired, is exceptionally well built, and contains three reception rooms, five bedrooms, and good offices; stabling for three horses, and five-roomed cottage; large gardens, tennis lawn, conservatory, etc.; more land could be had if desired. The well appointed furniture would be sold at a moderate figure at the option of the purchaser.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6288.)

SOUTH DEVON (on the banks of the river Dart).—To be SOLD, a charming and picturesque Freehold PROPERTY of about seven acres. The House is substantially built, and commands a magnificent view of the English Channel, aspect due south, and entirely sheltered from the north and east. It contains two entrance halls, dining room, 36ft. by 22ft., opening on to a grass terrace; drawing room, 30ft. by 22ft.; morning room, small boudoir, schoolroom, twelve bed and dressing rooms, two bathrooms, servants' hall, good offices, etc.; stabling for three horses. The gardens and grounds are laid out in terraces, and are renowned for quantity and quality of peaches, pears, and all kinds of fruit. There is a 37ft. vineery with thirteen vines, three greenhouses, melon and cucumber frames, gentleman's workshop and potting sheds. The ornamental portions of the grounds are enriched with sub-tropical shrubs, and the property is timbered to the water's edge. The fore-shore is considerable, and there is a private landing stage. Ornamental four-roomed gardener's cottage; water laid on; drainage perfect.—Further particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6524.)

SUSSEX (one hour from Town).—To be LET on Lease, a fine RESIDENTIAL ESTATE of about 85 acres. The picturesque Residence, which commands extensive views over a beautiful country, is in perfect repair, with every up-to-date improvement, and stands high in two-and-a-half acres of pleasure grounds, beautifully laid out in very large tennis and croquet lawns, flower and kitchen gardens, rosery, vineery, and glass-houses; whilst the meadow land is a six-hole golf links in splendid order. The House contains outer, and inner halls, the latter taking a full-sized billiard table, four reception and fourteen bedrooms, bathroom, and good offices. Conservatory, stabling for six horses, with men's rooms over; two cottages; farmery. Modern drainage. Shooting over 160 acres. Hunting.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6632.)



NORTHAMPTONSHIRE.—For SALE, a substantial Freehold RESIDENCE, situate in charming grounds in a high position with beautiful lawns, gardens, shrubberies, vineyards, etc. The House, which is approached by a carriage drive, at entrance to which are two lodges, contains fine entrance hall, three spacious reception rooms, billiard room, fifteen bed and three rooms over, bathroom, two staircases, and excellent domestic offices; stabling, coachman's house; there are two paddocks.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C.U. 6635.)

MESSRS. CHAMPION & BUSBY, Auctioneers, Surveyors, and Estate Agents,

27, CHARLES STREET, ST. JAMES', S.W.

For continuation of Advertisements, see col. on page vi.

TELEGRAMS:
"WOOD, AGENTS,
LONDON."

MESSRS. JOHN D. WOOD & CO.

6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

TELEPHONE
2042 GERRARD.



THE above splendid and almost unique specimen of original Elizabethan MANSION, within a little over two hours from Town on main north line, situate on a commanding mound in lovely old gardens, with characteristic yew hedges flanking, extensive terrace walks, shrubberies and grass walks, spreading lawns, flower garden, etc., falling away to sloping parklands. The Mansion is very handsomely fitted and appointed, in beautiful oak work, and contains fine hall, with minstrel gallery, splendid saloon, beautifully panelled in oak, fine suite of reception and some 24 bedrooms, good offices; and extensive stabling. To be LET, Furnished. Inspected by Messrs. JOHN D. WOOD & Co., as above. (5377.)

ONE-AND-A-HALF HOUSES from Town, in a favourite southern county.—For SALE, a valuable RESIDENTIAL ESTATE of over 800 acres, with capital Mansion placed 600ft. above sea, in a park of 300 acres, and commanding lovely views for 30 miles. It contains some 22 bed, bath, and four large reception rooms; with stabling, charming grounds, walled garden, and well let farm lands. The area of the Estate might be increased to nearly 1,000 acres.—Inspected and recommended by Messrs. JOHN D. WOOD & Co., as above. (6269.)



WILTS (on the borders of Dorset, within easy reach of the Blackmore Vale, Lord Poynan's, and the S. and W. Wilts Hunts).—The above FURNISHED MANSION, with 6,500 acres shooting (2,000 acres covert), situated amidst beautiful scenery, and having noble reception rooms, over 30 bedrooms, and complete appointments, with exceptionally beautiful grounds and surroundings. To be LET for a term.—Messrs. JOHN D. WOOD & Co., as above. (6555.)

EASTERN COUNTIES (famous shooting district within drive of Newmarket).—A first-rate RESIDENTIAL and SPORTING ESTATE of over 2,000 acres, comprising noted shooting manor, excellent wild woods, carrying heavy head of pheasants, good partridge land, pretty trout fishing, and very handsome Modern Mansion, in finely timbered old park; spacious reception and billiard, and some 35 to 40 bedrooms. Considerable area adjoining can be had. For SALE.—Plan, photo., and all details of Messrs. JOHN D. WOOD & Co., as above. (8638.)



SHROPSHIRE (three miles from town and station).—To be LET, Unfurnished on lease, the above handsome stone MANSION, in park of 100 acres, high, but sheltered, and commanding beautiful views. It has eighteen bed, bath, four reception and billiard rooms; stabling for seven, laundry, cottages, inexpensive grounds, 1,000 acres shooting and some trout fishing. Moderate rent.—Messrs. JOHN D. WOOD & Co., as above. (7787.)

SUSSEX (within a drive of Tunbridge Wells).—A commodious stone-built MANSION, occupying a charming site 500ft. above sea, and commanding panoramic views of great extent and beauty. It has thirteen bed, bath, five reception and billiard rooms, with good offices; stabling, lodges, beautiful gardens and park. To be LET, Furnished, or the Estate of 140 acres would be SOLD.—Messrs. JOHN D. WOOD & Co., as above. (3293.)



FOR THE SUMMER.—The above fine old MANSION, situate close to express station, just over an hour from City, in a favourite and beautiful district, with large park and charming grounds surrounding. It has sixteen bed and four large reception rooms, with good offices; and stabling for six horses, coachman's rooms, etc.—Full particulars of Messrs. JOHN D. WOOD & Co., as above. (3608.)

RUTLAND (two miles from Stamford, and within a few minutes of a station).—Rent £100 per annum.—To be LET, Unfurnished, a good roomy FAMILY HOUSE, having three reception, fifteen bed and dressing rooms, and usual offices; stabling for six horses, double coach-house, harness room, etc.; lawn, kitchen garden, and paddock, in all about six-and-a-half acres. Hunting, fishing, and golf near.—Apply to Messrs. JOHN D. WOOD & Co., as above. (5729.)



HANTS.—A charming little RIVERSIDE PROPERTY of 50 acres, mostly valuable old grass lands, with three-quarters of a mile of salmon fishing (five pools), and a pretty Bijou Residence, containing two sitting, offices, and four bedrooms, suitable to addition. For SALE. Personally inspected and recommended.—Plans, etc., at offices of Messrs. JOHN D. WOOD & Co., as above. (6683.)

HANTS AND SURREY BORDERS.—To be SOLD, handsome Modern RESIDENCE, with south aspect, standing on a light soil, and possessing grounds of eight acres, approached by carriage drive with lodge entrance. The accommodation comprises entrance and inner halls, three reception rooms, thirteen bed and dressing rooms, bathroom, and capital offices, including servants' hall; there is stabling for two horses, also coachman's cottage.—Full particulars of Messrs. JOHN D. WOOD & Co., as above. (2551.)



DORSET (in good hunting district).—To be LET, Furnished, with shooting over 1,100 acres, including some capital coverts. The above very comfortable Modern HOUSE, in a charming position, and having twelve bed, four sitting rooms; stabling for eight, and gardens, kept up by one man.—Messrs. JOHN D. WOOD & Co., as above. (6183.)

EASTERN COUNTIES (seven miles from an important town).—A capital SPORTING ESTATE of 600 acres, rich grass, wood and fertile arable lands, with excellent Residence, standing in a small park, and containing large hall, good reception, and some fifteen bedrooms; with stabling, attractive old grounds, walled garden, farm-house, excellent buildings and cottages. Additional shooting available. Good social district. For SALE.—Messrs. JOHN D. WOOD & Co., as above. (8771.)



SUSSEX.—In the beautiful district between Dorking and Horsham.—A capital SPORTING ESTATE and pleasure farm of nearly 400 acres, with the above comfortable Residence, 300ft. above sea on southern slope, commanding extensive views. There are nine bed, three reception rooms; stabling, good gardens, orchard, bailiff's house, several cottages, two farmsteads, with extensive buildings in good order. For SALE or to be LET. Personally inspected.—Messrs. JOHN D. WOOD & Co., as above. (3764.)

NORTH DEVON (near Bideford, in a lovely position, immediately overlooking Westward Ho! Golf Links, with magnificent views of sea and coast scenery).—For SALE (a great opportunity), an excellent Modern RESIDENCE, built regardless of cost, with charming oak-panelled hall, staircase and dining room, three other reception rooms, bathroom, lavatories, and some thirteen bedrooms; first-rate modern stabling for eight, entrance lodge, sloping grounds, shrubby walks, tennis lawn, etc., in all about three-and-a-half acres; paddock or more land can be had.—Recommended by Messrs. JOHN D. WOOD & Co., as above. (7393.)



FORDINGBRIDGE (near station, in a beautiful and healthy district, on gravel soil, about midway between Salisbury and Bournemouth).—An exceedingly comfortable Modern RESIDENCE, occupying a delightful high position in charming matured grounds, with exquisite views for miles, over a lovely wooded valley. Four reception, billiard, and some twelve bed and dressing rooms; stabling, tennis and croquet lawns; half-a-mile trout fishing can be had; cottage, etc.—Inspected and recommended by Messrs. JOHN D. WOOD & Co., as above. (6378.)

BANBURY (near).—Hunting with the Warwickshire, Bicester, and Hethrop.—A well furnished and charming old-fashioned MANOR HOUSE, placed high, and having twelve bed, bath, and three reception rooms; stabling for seven, more if desired; man's cottage, and pretty old grounds. To be LET, or Unfurnished lease would be disposed of.—Messrs. JOHN D. WOOD & Co., as above, who have inspected. (5305.)



LAKE DISTRICT (within a drive of Ambleside).—The above stone-built RESIDENCE, high but sheltered, and commanding lovely views to the south. Eleven bed, four reception rooms, good offices; stabling for four, men's rooms, charming grounds of four acres, including kitchen garden and paddock. Shooting, fishing, and land by arrangement. To be LET, Furnished or Unfurnished, at moderate rent.—Messrs. JOHN D. WOOD & Co., as above. (8337.)

GRAFTON HUNT (near main line station, one-and-a-half hours from Town).—A charming old-fashioned RESIDENCE, high in park of nearly 200 acres, approached by long drive with lodge. It has fifteen bed, bath, five reception rooms; stabling for fourteen, with men's rooms, laundry, and old-established grounds. To be LET, Furnished, on lease.—Messrs. JOHN D. WOOD & Co., as above. (5119.)

WARWICKSHIRE (in a first-rate hunting centre, two hours from Town, near station).—To be LET, Furnished, a capital Family MANSION, surrounded by beautiful park, and affording ample accommodation for a large establishment. Noble reception and some 25 bedrooms. With excellent hunting; stabling for fifteen horses, men's rooms, etc. Sporting over the Estate of about 3,000 acres can be rented if desired. Inspected by Messrs. JOHN D. WOOD & Co., as above. (5370.)

MESSRS. JOHN D. WOOD & CO., Auctioneers, Land Agents and Surveyors,
6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

Telegrams: "Wood, Agents, London."

Telephone 2042 Gerrard.

LAND, HOUSE,
AND
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127, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

AUCTIONEERS,
VALUERS,
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THE NEW PRINTED REGISTER

CONTAINING all the best Properties and Houses, Farms, Shootings, etc., available in all parts of the United Kingdom, can now be had (also a separate list of Furnished Houses) for six stamps to any address, or free on application. On receipt of full requirements, a carefully compiled and selected list would be sent from either Register.

£15 AN ACRE will buy one of the finest ESTATES in the North of England; over 2,000 acres; stone Mansion, ample accommodation; farms all let; shooting, trout fishing, hunting; high situation, south aspect, lovely views.—Apply MABBETT & EDGE, as above. (8025.)



TROQUAY (with lovely sea views over Torbay).—For SALE, this delightful RESIDENCE, with ten bedrooms, bathroom (h. and c.), noble drawing room (41ft. long), and two other reception rooms; excellent domestic offices; well laid-out gardens, walled kitchen garden; full-sized tennis lawn, etc.; carriage drive. Price £2,750; open to offer. Inspected.—Apply MABBETT & EDGE, as above. (6012.)

AMID most beautiful Irish scenery, and well placed for hunting with staghounds and harriers, and having excellent shooting with thousands of wildfowl, duck, plover, about 400 pheasants, 2,000 rabbits, 70 hares, etc.—For SALE, a good ESTATE of 1,000 acres, with Mans. on and stabling, farms, etc., producing about £1,550 per annum; fishing in lake and good stream; R.C.C. and post one mile. At the price asked it will pay 3 per cent. Full details of MABBETT and EDGE, as above. (5993.)

HANTS (near Lyndhurst Road and New Forest).—A well-built RESIDENCE, in Tudor style, with ten acres, for SALE. Grand old oak staircase and hall, four reception rooms, billiard room, excellent offices, twelve bedrooms; nine stalls, and two rooms, two cottages; delightful grounds, terrace walks, old Dutch garden and fine old forest trees; golf links near; hunting in New Forest. A moderate price to include carpets, billiard table, and some heavy furniture. Will be taken.—Apply MABBETT & EDGE, as above. (8745.)

HERTS (in a grandly-timbered park of 110 acres).—For SALE, a historical old MANSION and ESTATE of over 1,000 acres. The former has some fine specimens of oak panelling, but would require completely renovating, and being under forty minutes from Town on main line, is well adapted for a rich City man or stockbroker. All the valuable timber would be included in price.—Apply MABBETT & EDGE, as above, who have inspected the Estate. (8892.)

TO RACING MEN AND TRAINERS.—For SALE, a very fine TRAINING ESTATE in Wilts, of 1,500 acres, with accommodation for 130 horses, five level gallops from five furlongs to two-and-a-half miles, excellent pasture and old meadow land, and ample buildings for brood mares; good farmery and well-built House for trainer; grand shooting and hunting; no outgoings practically. Price includes timber.—Apply of MABBETT & EDGE, as above. (8150.)

KENT (one mile from main line station).—A most beautifully placed RESIDENCE, in six acres of charming grounds, to be SOLD or LET. It has thirteen bedrooms, billiard, and four reception rooms; stabling for nine; shady grounds, tennis lawn, fruit and kitchen garden, extensive outbuildings. Would be Let Furnished.—All details of MABBETT & EDGE, as above. (8388.)

FOR SALE, a really beautiful little COUNTRY ESTATE, of about 620 acres, in Norfolk, within a drive of Norwich, and two miles from a station; charming RESIDENCE, with fifteen bed and dressing rooms, in grand order, and delightful pleasure grounds, overlooking well-timbered park and the country beyond; good fishing and shooting, and within easy reach of three golf links. Price very low.—Personally inspected by MABBETT & EDGE, as above. (8820.)

FINELY SITUATE ON THE BORDERS OF DERBYSHIRE



TROUT FISHING AND SHOOTING, ETC.
TO BE LET. Unfurnished, a superior Family MANSION, seated in a finely-timbered park, within a drive of the cathedral city of Lichfield. There are upwards of sixteen bedrooms; stabling for eight, two lodges, five cottages and ample glass; the grounds are most charmingly laid out, and the park land is studded with fine old oaks, plantations, woodlands, etc. Fishing in several pools, and a good trout stream; hunting with the Meynell hounds; shooting over 500 acres, about 3,000 head; grass land can be rented up to 120 acres, at 25s. an acre. Rent only £120 per annum.—Apply MABBETT and EDGE, as above. Two photos. (8106.)

HIGHLANDS OF SCOTLAND.—In a bracing situation, with grand views of the mountains, Ben Moray Firths, etc.—For SALE, with eight acres, a very choice ivy-clad RESIDENCE, with thirteen bedrooms, bath, and four reception rooms, broad oak staircase; three stalls; beautiful grounds, tennis and croquet lawns, kitchen garden; perfect drainage; golf near. Shooting if desired. Price, to include some furniture, £8,000, Freehold; or would be Let, Furnished. Photo.—Apply as above. (8716.)

BANKS OF THE RIVER THAMES.



THIS most delightful "old MANSION, in well-timbered grounds, with river frontage, on a famous yachting reach of the Thames, under 40 minutes of Town, for SALE. It has 30 bedrooms, billiard room, marble entrance hall; conservatory and winter garden; stabling for thirteen; gas and electric light. Would make a superb Club or School, Institution, etc. Near stations, park, and every convenience. Furniture at valuation.—Full details as to price of MABBETT & EDGE, as above. (5991.)

AN UNUSUAL OPPORTUNITY now occurs to PURCHASE one of the very choicest RESIDENCES in the market. It stands high, is surrounded by the seats of the aristocracy in a much sought after locality, under 20 miles from Town, and two miles from two stations, and has over sixteen bedrooms; stabling for eight; noble suite of entertaining rooms; park-like grounds; glass, and kitchen garden; near church and post, telegraph one-and-a-half miles, etc. As it is very seldom that such a perfectly appointed Residence in such an easily accessible situation is for sale, Messrs. MABBETT & EDGE most thoroughly recommend it to any city gentlemen.—Full details of MABBETT and EDGE, as above. (8893.)

EXTRAORDINARY BARGAIN.—6,000 guineas will secure a very fine MARINE RESIDENCE that cost £30,000. It stands in grounds of twelve acres with grounds to the sea, and is easy of access to the Lake district and the North of England manufacturing towns. There are thirteen bedrooms, bathroom, billiard and four reception rooms; six stalls; excellent grounds.—Inspected and recommended by MABBETT and EDGE, as above. (8019.)

SCOTLAND (an hour from Glasgow).—A Princely ESTATE of over 6,000 acres for SALE, with a very fine specimen of a sixteenth century Scottish Mansion of noted historical character. The Estate is divided into several well let farms, over which excellent shooting can be had; trout fishing is also obtainable on the streams, etc. The rent roll is about £6,000 per annum net, and at the price asked the Estate will pay 4 per cent.—Full details of MABBETT & EDGE, as above. (5676.)



TO STOCKBROKERS, CITY MEN, ETC.

40 MINUTES from London (500ft. above sea-level with views of unrivalled beauty and extent).—For SALE or to be LET, this excellent Family RESIDENCE, with seventeen bedrooms, billiard, and four reception rooms; six stalls; lodge; extensive outbuildings; well-timbered grounds, with luxurious shrubberies, walled fruit garden, glass, and orchard; water and gas; hunting; two noted golf links easy of access. Price and rental low.—Apply MABBETT & EDGE, as above. (8594.)

NORTH WALES. with yacht anchorage near, and salmon fishing.—Very fine RESIDENCE, with nearly 1,000 acres; several farms; village, cottages, and church one-and-a-quarter miles; trout fishing, and also by ticket shooting affords excellent sport. Extensive slate deposits underlie the Estate, and could be worked as a very profitable investment if desired. Another 1,000 acres shooting can be rented adjoining; or the Property could be had Furnished. Rent roll about £940 per annum.—Full details as to price and rent of MABBETT & EDGE, as above. (6705.)

YORKSHIRE.—A SPORTING ESTATE of nearly 4,500 acres, with numerous farms and extensive rent roll. Would be divided with about 2,700 acres. (8814.)

Between Southampton Water and Winchester.

TO BE LET. handsomely Furnished, for one or three years, a stone-built MANSION of the reign of Charles I., in park-like grounds, with splendid trout and grayling fishing. Eighteen bed and four reception rooms, seven stalls; excellent offices; two cottages; old world grounds of a delightful character, with noble forest trees, three tennis lawns; fruit and kitchen garden; five glasshouses, etc.; village, station, and every convenience near; market town three miles; London two hours; easy access to sea for yachting; dry soil; pure water.—Full details of MABBETT & EDGE, as above. (8908.)

FISHING IN THE RIVER TEST AND SHOOTING OVER 1,450 ACRES.

TO BE LET. Red-brick RESIDENCE in the medieval style, on gravel, and in small park; 21 bed and five reception rooms, full-sized billiard room, nine stalls, eight men's rooms; good offices; shooting affords heavy bag partridges, while capital fishing (both trout and salmon) can be had over four miles of river and extensive backwaters; hunting with three packs; four cottages; church two minutes; station two miles.—Rent on application to MABBETT & EDGE. (8901.)



Near East Grinstead, three miles from Station, and easy reach of London.

FOR SALE.—This perfectly appointed RESIDENCE, seated in a pretty miniature park, approached by carriage drive with lodge. It contains five reception rooms, billiard room, twelve bedrooms, etc. Stabling, buildings, and cottage. Like, lawns, avenues of elms, two orchards, rookery, etc., in all about 20 acres; good shooting and hunting near. All the furniture and effects can be bought.—Agents, MABBETT and EDGE, as above. (7401.)

2,200 Acres shooting.—London two-and-a-half hours.

TO LET. partially Furnished, COUNTRY SEAT, handsomely appointed for a gentleman of wealth and position. Noble billiard room; stabling for twenty; grounds of great natural beauty, admirably disposed with woodland walks, sylvan glades, and a winding valley. The shooting yielded 1,500 pheasants last year, but over 3,000 birds can be easily reared; five keepers needed.—Full details of rent of MABBETT & EDGE, as above. (8734.)



SUSSEX (South Downs); on a main line, under two hours from London, in the Pine District, a drive from the sea.—For SALE, exceptionally choice RESIDENTIAL ESTATE of 80 acres, with picturesque Modern Residence, as above, fitted with every convenience; high in park-like grounds with superb views, nine bed, bath, and three reception rooms; old-fashioned stabling; secluded gardens, lawns, woodland walks, cottages and meadow land; good gravel dug on Estate; unfailing water supply. Price £7,200.—Inspected and recommended by MABBETT and EDGE, as above. (8160.)

ANCESTRAL MANSION in Kent, one-and-a-quarter hours from Town, to be LET for a year, six months, or Summer. It stands in a richly-timbered park, and is surrounded by unusually beautiful old grounds; billiard, fourteen bed and dressing rooms; fine suite of reception rooms; stabling; two walled kitchen gardens; partridge and rabbit shooting over 500 acres; golf in park; hunting.—Apply MABBETT & EDGE, as above. (5895.)

SURREY AND SUSSEX (two hours from main line station and one hour from City).—For the summer or by the year, a handsomely Furnished old-fashioned RESIDENCE, standing high in a well-timbered park of 200 acres; eleven bed and dressing rooms, bath (full size), billiard and three reception rooms; ten stalls, lodge; beautifully timbered grounds; walled kitchen and fruit garden, and glass; first-class shooting over 1,500 acres.—Inspected and recommended by MABBETT & EDGE, as above. (5661.)

Offices: 127, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

MESSRS. CRONK,

ESTATE AND LAND AGENTS, 12, PALL MALL, LONDON, S.W.,

Telephones: London—2500 Gerrard; Country—4 Sevenoaks.

And SEVENOAKS, KENT.

LIST of ESTATES and RESIDENCES. Hunting and Shooting Quarters, to be SOLD or LET, in the home counties and elsewhere. Also list of FURNISHED HOUSES to be LET in all parts of England, free on application, or by post for two stamps. Particulars inserted free of charge.

FURNISHED COUNTRY RESIDENCES.—Messrs. CRONK's list contains a large and choice selection of FURNISHED Houses to be LET for the summer or longer, in the Home Counties and elsewhere, and may be had on application at their offices, as above, or by post for one stamp.



THIS splendid moderate-sized SPORTING and RESIDENTIAL ESTATE of about 520 acres, in a first-class hunting centre in Gloucestershire, to be SOLD. The Estate is practically all pasture land, with nicely disposed coverts affording excellent shooting. The well-appointed Mansion depicted above, contains about 30 bedrooms, billiard room, charming suite of reception rooms, and ample domestic offices; there is stabling for nineteen horses; farmery, eight cottages, etc., and beautiful and extensive grounds.—Full particulars and plan of Messrs. CRONK, as above. (6016.)



WITH 6,500 acres of splendid shooting.—To be LET FURNISHED, this charming old MANSION, standing in a beautiful deer park, with three lodge entrances, and finely situated in a first-rate sporting district in Wilts. It contains about 33 bed and dressing rooms, fine suite of reception rooms, billiard room and most complete domestic accommodation. Stabling for 25 horses, etc.; farmery and cottages. Handsomely timbered and well laid-out grounds, walled kitchen garden, glasshouses, etc.—Apply to Messrs. CRONK, as above. (6043.)

HINDHEAD, SURREY.—To be SOLD in this notably beautiful spot, about 800 ft. above sea level, an excellent Modern RESIDENCE, standing in charming grounds of about eight acres, commanding magnificent and unrivalled views, and containing seven bedrooms, three reception rooms and usual offices.—Apply to Messrs. CRONK, as above. (5387.)

ON THE COAST OF TORBAY.



TO YACHTSMEN AND OTHERS.—The above delightful MARINE RESIDENCE, with nearly half-a-mile of foreshore, to be SOLD or LET. It is situated about four miles from and opposite to "The Queen of Western Watering Places," and comprises an excellent stone-built Residence, containing seventeen bedrooms, bath, billiard, and four reception rooms; complete domestic offices. Stabling, farmery, etc.; charming pleasure grounds; tennis lawn; walled kitchen garden (with vinery); meadow land, etc., in all about 22 acres; safe anchorage and bathing.—Full particulars of Messrs. CRONK, as above. (5625.)

WITHIN A DRIVE OF HYDE PARK.—An attractive Family MANSION, standing in handsomely-timbered park and farm lands of nearly 80 acres, to be LET, Unfurnished. It is approached by a carriage drive with lodge entrance, and contains fifteen bed and dressing rooms, two bath, billiard, and six reception rooms; ample domestic offices; extensive stabling, farmery, coachman's and bailiff's houses, cottages, etc.; beautifully laid-out pleasure grounds, fronting a pretty river; kitchen garden, park, and paddocks, etc. Would be divided.—Apply to Messrs. CRONK, as above. (5971.)

SEVENOAKS AND DISTRICT.—For particulars of all the best Properties available to be Let or Sold in this beautiful and favourite Residential locality, apply to Messrs. CRONK, as above.



SEVENOAKS (Kent).—Within ten minutes' walk of the S. E. & C. Ry. stations. Messrs. CRONK will SELL by AUCTION at the Mart, E.C., on Friday, June 7th, at 1 p.m., the choice Freehold RESIDENCE, known as "Broomwood" (late South Park Lodge), South Park, Sevenoaks, occupying a high and healthy position in this charming and favourite locality, standing in its own grounds, and approached by a carriage drive. It is of attractive elevation, and contains nine bed and dressing rooms, bathroom, three reception rooms, and complete domestic offices, with good cellars. The charming grounds comprise well-stocked kitchen and flower gardens, with full-sized tennis lawn. Possession on completion.—Sale particulars of Messrs. KNOCKER, KNOCKER & HOLCROFT, Solicitors, Sevenoaks; and of the Auctioneers, 12, Pall Mall, S.W., and Sevenoaks.

HANDSOMELY FURNISHED MANSION, near Sevenoaks, Kent, to be LET for the summer or longer; fine situation. Contains 23 bed and dressing rooms, bath, billiard, and fine suite of reception rooms, complete domestic offices, electric light, and hot and cold water throughout; stabling for eleven horses, etc.; extensive and attractive grounds, glasshouses, etc.—Apply to Messrs. CRONK, as above. (5231.)



TO BE SOLD, one of the most delightful RESIDENTIAL PROPERTIES to be found within an hour of London, occupying a most lovely position near Sevenoaks, and comprising about 170 acres of grandly-timbered parkland, with charming Family Mansion, containing about thirty bedrooms, fine suite of reception rooms and complete domestic accommodation; extensive stabling, model farmery and cottages, magnificent pleasure grounds, productive kitchen gardens, glasshouses, etc.—Full particulars of Messrs. CRONK, as above. (5391.)

SEVENOAKS.—An attractive stone-built RESIDENCE, standing in about five-and-a-half acres of well-timbered grounds, situate within five minutes of the station, and 40 minutes of the City, to be LET, Unfurnished. It is approached by carriage sweep with lodge entrance, commands picturesque views, and contains eleven bed and dressing rooms, bathroom (h. and c.), three reception rooms, and good domestic offices; stabling, and well laid-out grounds; tennis lawn, orchard, paddocks, and pretty wood.—Photo and plan of Messrs. CRONK, as above. (3815.)



NEAR SEVENOAKS.—This charming COUNTRY MANSION, situate in a most picturesque part of Kent, within 30 miles of London, and standing in finely-timbered park, to be LET, Unfurnished. Contains 20 bedrooms, two bathrooms, billiard, and four reception rooms, complete domestic offices; stabling, outbuildings, and lodges. Attractive pleasure grounds and gardens.—Apply to Messrs. CRONK, as above. (1799.)

IN THE LOVELY DISTRICT OF SEVENOAKS.—A fine stone-built RESIDENCE, standing in handsomely timbered park of about 100 acres, to be LET, FURNISHED or Unfurnished; contains seventeen bed and dressing rooms, four reception rooms, and usual offices; extensive stabling, cottages, etc.; charming grounds; flower, fruit, and kitchen gardens, conservatory, winter garden, etc.—Apply to CRONK, as above. (5043.)

TO MILLIONAIRES AND OTHERS.—A magnificent BARONIAL MANSION and LANDED ESTATE of about 1,000 acres for SALE, within forty minutes' rail of Town; grand park and ornamental water, moat, and drawbridge. Mansion contains about 40 bedrooms, seven reception rooms, ample offices; stabling and beautiful grounds; electric light and all modern requirements. An estate such as seldom comes into the market.—Apply to Messrs. CRONK, as above. (5641.)



AMIDST BEAUTIFUL PINEWOODS.

SURREY.—To be LET, FURNISHED, or SOLD, this charming Modern RESIDENCE, standing in picturesque gardens and grounds extending to about 44 acres, commanding grand views, and containing seventeen bed and dressing rooms, bath, billiard and three reception rooms, complete domestic offices; excellent stabling for eleven horses, etc.; tastefully disposed pleasure grounds, with lodge, capital kitchen garden, paddocks, and woodland. Hunting and shooting in neighbourhood.—Full particulars of Messrs. CRONK, as above. (4599.)

IRELAND (to yachtsmen and others).—ESTATE of 600 acres to be SOLD, on Cork Harbour. Mansion containing sixteen bedrooms, four reception rooms, and ample domestic offices; stabling for eleven horses, eight cottages, etc.; beautiful ornamental grounds and kitchen garden; splendid yachting facilities; excellent shooting. Price low.—Apply to Messrs. CRONK, as above. (5998.)



ON THE SOUTH DEVON COAST.—To be SOLD a valuable Freehold RESIDENTIAL and SPORTING ESTATE of nearly 1,300 acres, noted for its wildfowl shooting and fishing, with stone-built Residence, surrounded by finely-timbered grounds, commanding charming views, and containing fifteen bedrooms, bath, and three dressing rooms, four reception and billiard rooms, and ample domestic offices; excellent stabling, coachman's cottage, and entrance lodge; lovely gardens and grounds, with glasshouses, etc.—Full particulars of Messrs. CRONK, as above. (5380.)

NORFOLK.—To be LET, FURNISHED, a delightful old-fashioned RESIDENCE, within one-and-a-half miles of an important Town and golf links, standing in park-like grounds, with carriage drive and lodge entrance, bordered by capital trout stream. House contains ten bedrooms, three reception rooms, ample domestic offices; stabling for four horses; shady and secluded grounds; tennis lawn; kitchen garden; meadow land, etc., about twelve acres.—Full particulars of Messrs. CRONK, as above. (6064.)



THE ABOVE SUPERIOR FAMILY MANSION, standing in beautifully-timbered lands of about 550 acres, finely situate on the borders of Derbyshire, to be LET, Unfurnished. It stands high, is approached by two carriage drives, with lodge entrances, and contains sixteen bed and dressing rooms, five reception rooms, and excellent offices. Stabling, farmery, and five cottages. Tastefully arranged pleasure grounds, walled kitchen garden, orchard, etc. Good hunting, shooting, and fishing. Would be divided.—Full particulars of Messrs. CRONK, as above. (5592.)

MESSRS. CRONK, Auctioneers and Estate Agents, 12, Pall Mall, London, S.W.,

Telephones: London—2500 Gerrard; Country—4 Sevenoaks.

And SEVENOAKS, KENT.

HINDLEY & WILKINSON (Ltd.),
38A, OLD BOND STREET, PICCADILLY, W.
Telephone No. 3127 Gerrard.

SALES BY AUCTION, or Private Treaty, of Residential Estates, Town and Country Residences, Household Furniture, etc., successfully undertaken.



KENT (about two miles from two main line stations, whence Town is reached in under an hour). For SALE, the above delightful Freehold PROPERTY, standing 300ft. above sea level, amidst charming grounds of eleven acres. The House, which is approached by a pretty carriage drive, with substantial lodge at entrance gates, contains, briefly, thirteen bed, dressing, and bathrooms, four reception rooms, large square hall and conservatory, and excellent domestic offices; capital stabling for three or four horses, well-built dairy by Musgrave, tennis and croquet lawns, productive kitchen garden. Strongly recommended.—Sole Agents, HINDLEY & WILKINSON (Ltd.), as above.



MAGNIFICENT FREEHOLD SPORTING ESTATE.

DEVON.—To be SOLD, the above choice MANSION, with nearly 3,000 acres, standing on an eminence about 500ft. above sea level, with southern aspect, and commanding most beautiful views. The Mansion is in excellent order, one portion of it dating from the Sixteenth Century. It is situated amidst rarely charming grounds, a feature of which is a large ornamental lake having picturesque waterfall. There are, briefly, about 20 bed and dressing rooms, and bathrooms, five reception rooms, billiard room, and most adequate domestic offices; stabling for ten horses, etc. The Estate is divided into some fourteen farms, all let to responsible tenants.—Full particulars of the owner's Agents, HINDLEY & WILKINSON (Ltd.), as above.



4,000 GUINEAS will secure the above charming Freehold RESIDENCE, situated inland, within a few miles of Hastings, standing high and commanding extensive and beautiful views. The property is delightfully situated in about three acres of splendid, tastefully disposed, and shady grounds. There are eight bedrooms, bathroom, three well-proportioned reception rooms, noble hall, and complete domestic offices; excellent stabling for two horses, etc.—Agents, HINDLEY & WILKINSON (Ltd.), as above.

TO be SOLD, one of the most beautiful MANSIONS within ten miles of Town, and close to a main line railway station; it stands in a charming park of about 40 acres, and was erected and recently completed utterly regardless of expense; it is fitted with electric light throughout, and the gardens and terraces, which are most tastefully disposed, are also like fitted; the drainage has been laid upon the most modern and approved principles; the House is heated throughout by hot water system, and fire hydrants are in suitable positions; the Mansion, the decoration of which has been carried out with great taste and judgment, is approached by two very handsome entrance lodges, with long carriage drives, and contains on the ground floor front hall, with oak-paneled wall and marble floor, inner hall, 40ft. by 26ft., with gallery, corridor, and oak-paneled walls, six magnificent reception rooms, unique billiard room, 30ft. 5in. by 25ft. 6in., fitted with attachments to the various theatres, etc., and spacious and lofty conservatory; there are complete domestic offices, and on the upper floors 23 bed and dressing rooms and several bathrooms; the pleasure grounds are exceptionally beautiful, special features comprising a miniature river with boat-house, a nine-hole golf course, long ranges of vineries and greenhouses, etc.; there is a small farmery and a well-fitted electric laundry; the first-class stabling is for nine horses, with coachman's house, and groom's rooms attached. This choice property is in the most perfect order throughout, and at present is in the occupation of the vendor, who could give early possession.—Personally inspected and strongly recommended by the owner's Agents, HINDLEY & WILKINSON (Ltd.), as above.

HINDLEY & WILKINSON (Ltd.),
AUCTIONEERS AND LAND AGENTS,
38A, OLD BOND STREET, PICCADILLY, W.

MESSRS. EDMUND SMITH & CO.,
39, King Street (Corner of), St. James's Square, S.W.

BAYNARDS MANOR.
BAYNARDS, CRANLEIGH, SURREY.
Immediately adjacent to Baynards Station, L.B. and S.C. Ry. disposed of the Mansion will SELL by AUCTION, on the premises, on Wednesday, June 13th, 1901, at 11.30 o'clock precisely (on account of the number of lots), the valuable FURNITURE, LIVE and DEAD STOCK, and OUTDOOR EFFECTS, comprising bedroom furniture, brilliant tone upright grand pianoforte, valuable Buhl and tortoiseshell table, rosewood and Amboyna wood tables and cabinets, antique oak sideboard, mahogany tables, valuable oil paintings, three pedigree Shire horses, a filly suitable for a lady's hack, two cows, 180 head of prize poultry, effects of a poultry farm, dog cart, by Heath, of Horsham, and a multiplicity of effects. Catalogues of the Auctioneers, 39, King Street, St. James's Square, S.W.

IN THE LOVELY DORKING DISTRICT.



NEAR a charming old word village, and amidst grand hill scenery, and although quite close to a station, yet holding a delightfully rural situation.—The above choice RESIDENCE, with splendid stabling and men's quarters, together with well-timbered and shady grounds of two acres, with optional meadows possessing winding path to woods of great charm, to be SOLD for 4,300 guineas, which is a tempting price to any gentleman requiring a gem of a country home, with perfect amenities. There is a large hall, three spacious reception, eight bed, and bathrooms.—Further details and photos, of Messrs. EDMUND SMITH & Co., 39, King Street, St. James's Square, S.W.

SUSSEX.—ONE HOUR OF TOWN.



A BEAU IDEAL RESIDENTIAL AND SPORTING ESTATE, on a small scale, comprising the above singularly attractive RESIDENCE, which stands on an eminence, and commands a charming mixture of home and distant scenery, together with pretty grounds, park, lake, trout streams, lodges, fine woods, and two sporting little farms. The whole to be SOLD at a price which will readily appeal to a willing buyer.—Plans, etc., with Messrs. EDMUND SMITH, and Co., 39, King Street, St. James's Square, S.W.

SURREY BORDER.



ONLY THREE-QUARTERS OF AN HOUR OF LONDON (in a most delightful and sought-after situation).—To be SOLD, a charming small MANSION, with very beautiful pleasure grounds, and undulating park thickly studded with forest trees of fine proportions; pretty lake, with island; stabling, farm buildings, lodges, and numerous amenities. The whole of an easily manageable nature, and surrounded by good society, whilst excellent sporting, in the shape of fishing and shooting, is obtainable. Also hunting, and famous golf links are within easy reach.—Full particulars as to price (which is low), etc., may be had from Messrs. EDMUND SMITH & Co., 39, King Street, St. James's Square, S.W.

ADJACENT to a beautiful common (studded with grand old oaks, and in a lovely part of Hampshire, with trout fishing, shooting, and hunting, yet only one-and-a-quarter hours of the Metropolis).—A charming Family RESIDENCE, containing large reception hall, three fine sitting rooms, bath, and thirteen bedrooms; excellent stabling, lodges, exquisite gardens, water, parklands, and many natural beauties. The whole to be LET at £260, or offer, or for SALE at a low price.—Messrs. EDMUND SMITH & Co., 39, King Street, St. James's Square, S.W.

MESSRS. EDMUND SMITH & CO.,
39, King Street (Corner of), St. James's Square, S.W.

MESSRS. DANIEL SMITH, SON & OAKLEY,
LAND AGENTS, SURVEYORS & AUCTIONEERS,
10, Waterloo Place, Pall Mall, S.W.

Have reserved the undermentioned days for SALES by AUCTION, at the Mart, Tokenhouse Yard, E.C., during the Summer, 1901, but Sales can be arranged on intermediate dates if preferred—

Wednesday, June 12	Wednesday, July 10
Tuesday, June 18	Wednesday, July 17
Wednesday, June 26	Wednesday, July 24
Wednesday, July 3	

Telegrams: "Velkao, London." Telephone 1474 Gerrard.



19 bed and dressing rooms, billiard room; stabling for ten; 70 acres.

DEVON (on the banks of the River Exe).—To be SOLD, owing to the death of the Owner, a very choice and beautiful RESIDENTIAL ESTATE, comprising a well-appointed MANSION of moderate size, charmingly placed on high ground, in a small but finely-timbered park sloping down to the River Exe, and commanding views of exceptional beauty. The House is in good repair; electric light; good water supply and modern drainage. It contains entrance hall, well-proportioned dining and drawing rooms communicating with a fine conservatory, library, billiard room, nineteen bed and dressing rooms, and most complete offices. Well laid-out and very attractive pleasure grounds, kitchen garden, ranges of glasshouses, etc.; excellent stabling for ten or more horses; small modern farmery, with orchard, meadow, and arable land immediately adjoining the whole covering an area of about 70 acres. The Estate is in the district of the East Devon Fox-hounds, and affords important facilities for the enjoyment of yachting.—Further particulars, with orders to view, may be obtained of Messrs. DANIEL SMITH, SON & OAKLEY, Land Agents, Surveyors and Auctioneers, of 10, Waterloo Place, Pall Mall, London, S.W.; or Messrs. J. & H. DREW, Land Agents and Surveyors, 15, Queen Street, Exeter.



KENT.—To be LET or SOLD, a very choice Freehold RESIDENTIAL PROPERTY, situated in the most picturesque part of the country, within 30 minutes of London Bridge, Cannon Street, and Charing Cross. It comprises the interesting and commodious Residence shown above, approached from the main road by an avenue carriage drive with entrance lodge, beautifully-wooded and well-timbered pleasure grounds, gardens and meadow land of about five acres. Good stabling accommodation; gardener's and coachmen's cottages.—For further particulars apply to Messrs. DANIEL SMITH, SON & OAKLEY, 10, Waterloo Place, Pall Mall, S.W.



9 bed and dressing rooms, four reception rooms; stabling, one acre.

RAMSGATE.—To be SOLD, the above substantially-built Freehold RESIDENCE, in perfect order, standing in an acre of well-matured grounds, comprising tennis and croquet lawns, well-stocked kitchen garden, etc.; sea view; stabling for two horses; good modern drainage. The Property possesses a double frontage to good roads, and is suitable for residential purposes, or for development into building plots for the erection of private dwelling houses.—For further particulars apply to Messrs. DANIEL SMITH, SON & OAKLEY, Land Agents, Surveyors and Auctioneers, 10, Waterloo Place, Pall Mall, London, S.W. (F. 78.)

MESSRS. DANIEL SMITH, SON & OAKLEY,
LAND AGENTS, SURVEYORS & AUCTIONEERS,
10, Waterloo Place, Pall Mall, S.W.

MESSRS. WILLIAMSON'S,
GUILDFORD, SURREY.

MESSRS. W. WILLIAMSON & SONS. House and Estate Agents, of 45, High Street, Guildford, make a speciality of keeping their REGISTER filled with a varied selection of HOUSES (Furnished or Unfurnished) and ESTATES in and around the neighbourhood of Guildford.—Full particulars and orders to view will be forwarded, post free, on application.



THE above represents a quaint old-fashioned Picturesque RESIDENCE dating from the middle of the XVth Century, standing on high ground, close to St. Catherine's Chapel ruins. The slopes and summit of the grounds are well wooded, chiefly with firs and elms. It is approached by a carriage drive, and is surrounded by its own grounds of about 24 acres. About one-and-a-half miles from Guildford Station. The surrounding scenery possesses much interest from its picturesque and varied character. Comprises square entrance hall, 22ft. by 18ft.; large dining room, 38ft. by 19ft.; billiard room, 20ft. 6in. by 17ft.; study, 23ft. by 13ft. 6in.; conservatory; drawing room (first floor), 27ft. by 18ft. 3in.; bathroom, and w.c., nineteen bed and dress rooms, lavatory and w.c.; dairy, lamp room, servants' hall, kitchen, scullery, butler's pantry, coach-house, wood-house, three-stall stable and one loose box, also a two-stall stable, outside s.c.; harness room, coal-house, cow-house, granary; capital old walled kitchen garden, orchard, etc., lawns, pleasure grounds, and the well-timbered park; two five-roomed cottages at top of the hill. To be LET on Lease, Unfurnished.—Apply W. WILLIAMSON & SONS, as above.



THIS very desirable BUILDING SITE (Quarry Cliff Freehold Estate) consists of about six acres, and is well secluded. Five minutes only from the town, and ten minutes from the railway. Occupies a high position with extensive and charming views to the south and west. Perfectly sheltered from the north and east, and having in the background a fine cliff of chalk. The trees and beautiful natural foliage make it a unique site for a gentleman's Residence or Public Institution. A winding carriage road has been constructed and drained. Gas and water would be laid on. Lovers of the picturesque will find here abundant scope for wild gardening and terrace walks.—Apply W. WILLIAMSON & SONS, as above.



GUILDFORD.—The above well-built detached RESIDENCE stands on high ground in a select neighbourhood; pleasant and beautiful; within a few minutes' walk of the well-known Merrow Downs, with golf club and links, tastefully laid-out grounds, and well-developed trees and shrubs. Three-quarters of a mile from the town, and within five minutes' walk of London Road Station. Comprises entrance hall, 20ft. by 9ft.; dining room, 21ft. by 13ft.; drawing room, 21ft. by 13ft.; study, 20ft. by 13ft. 6in.; morning room, six bedrooms, 21ft. by 13ft., 21ft. by 13ft., 21ft. by 13ft., 13ft. 6in. by 12ft.; one dressing room, bathroom (b. and c.), w.c., good kitchen, butler's pantry, scullery, cellarage, coach-house; two-stall stable, two lofts, pretty garden and lawn, greenhouse, verandah to back of house. Rent £150 per annum. Lease four years, to run from Midsummer, 1901, with the option of continuing another seven years. Premium £150, to include all tenant's fixtures such as blinds, poles, and gas fittings; sundry improvements and additions, etc. The House is in excellent order.—Apply W. WILLIAMSON & SONS, as above.

SURREY HILLS (Guildford, about one hour from London).—A well-built brick and timber detached RESIDENCE, standing on a picturesque slope, commanding extensive and beautiful views of a southerly direction, overlooking the River Wey, with its winding course through the valley and pretty scenery surrounding same. Ten minutes' walk of railway and from church. Outside the borough boundary. The House comprises hall, three reception rooms, seven bedrooms, bicycle shed, cellars, and complete offices. To be LET, Unfurnished, on Lease. £135 per annum.—Apply W. WILLIAMSON & SONS, as above.

MESSRS. WM. WILLIAMSON & SONS,
HIGH STREET, GUILDFORD, SURREY.
House, Land, and Estate Agents.
Valuers for Transfer or Probate. Inventories made and checked.

MESSRS. YOUNG & GILLING
(Established nearly a Century).
LAND AND ESTATE AGENTS.
CHELTENHAM.
Telephone 129.
Telegrams: "Gillings, Cheltenham."

MESSRS. YOUNG & GILLING'S REGISTER OF PROPERTY (nearly 50th year of publication) contains particulars of Estates, Furnished and Unfurnished Residences, etc., etc., comprising all the best available Properties in CHELTENHAM, GLOUCESTERSHIRE, and WESTERN COUNTIES, a copy of which will be forwarded on application.



Views over 50 miles. Seven acres.

ON A SPUR OF THE COTSWOLDS (three miles from Cheltenham).—To be LET, Unfurnished, this Bijou RESIDENCE, occupying a lovely position, 600ft. above sea level, on a good road, nestling in extremely charming grounds, in which art and nature are harmoniously and picturesquely combined. Three reception rooms, conservatory, six bedrooms, bathroom, hall floor, domestic offices; stabling for four, and double coach-house, with accommodation for men over. The owner would add two or three bedrooms and one reception room if required. Rent, Unfurnished, £150.—Messrs. YOUNG & GILLING, as above.



PARK 33 ACRES. LOW TERMS.

GLOUCESTERSHIRE (near Cheltenham).—Unfurnished or SOLD the above choice medium-sized COUNTRY RESIDENTIAL ESTATE, pretty village, well-timbered and shrubbed pleasure grounds; plantations, lake, compact farmery, two lodges, four reception rooms, billiard room, fifteen bed and dressing rooms, etc. Other views on application.—YOUNG & GILLING, as above.

JAMES I. IVY-COVERED MANOR HOUSE (Gloucestershire).—Six acres; three reception, nine bedrooms; stabling for six. In high situation, beautiful views. Furnished by the year; Beaufort and Lord Fitzhardinge's hounds near; golf links available; station two-and-a-half miles. Rent 150 guineas per annum.—Messrs. YOUNG & GILLING, as above.

WARWICKSHIRE.—To be LET, Furnished, for £160 per annum, MANOR HOUSE, in good district, with 34 acres of land (nine covert), and shooting over 200 acres. Three reception rooms, eight bed and dressing rooms, bathroom (b. and c.) throughout. Recently undergone thorough renovation. Carriage drive of a quarter mile. Railway station three miles.—Messrs. YOUNG & GILLING, as above.

DEVONSHIRE (in a beautiful part).—To be SOLD, at a great sacrifice, a choice little Freehold RESIDENTIAL ESTATE, comprising greystone Elizabethan House, with seven acres of most picturesque old gardens and 23 acres of well-matured park; fourteen bedrooms, four reception rooms; stabling for twelve; lodge entrance; trout fishing and boating. Price £8,000.—Messrs. YOUNG & GILLING, as above.



HIGH AND HEALTHY POSITION.—EXTENSIVE AND PRETTY VIEWS.

CHELTENHAM (on the pretty Battledown Hill).—To be LET, Unfurnished, most favourite position, this attractive detached gabled RESIDENCE, with three acres of delightful grounds, comprising kitchen and flower gardens, tennis lawn, paddock, etc. Long winding carriage drive from road. Drawing room, dining room, breakfast room, conservatory, eight bed and dressing rooms, bathroom. Good stabling accommodation. Rent £120.—Messrs. YOUNG & GILLING, as above.

SUFFOLK.—To be SOLD, small Freehold SPORTING PROPERTY, of about 425 acres excellent land (ten being woodland); good district; three miles from railway station, and about one-and-a-half hours from Town. About four sitting rooms, nine bedrooms; stabling for three, three cottages. Whole in first-rate condition. Low price, £10,000.—Messrs. YOUNG & GILLING, as above.

MESSRS. YOUNG & GILLING,
AUCTIONEERS AND SURVEYORS,
CHELTENHAM.

MESSRS. W. HUGHES & SON,
ESTATE AGENTS & VALUERS,
38, COLLEGE GREEN, BRISTOL.
Telephone No. 1210. Established 1832.

Families coming to Clifton for Educational purposes will find in this Register particulars of Furnished and Unfurnished Residences in the vicinity of Clifton College, the principal schools, and the far-famed Clifton Downs.

SUMMER HOLIDAYS, 1901.—Messrs. W. HUGHES & SON'S Special Illustrated List of Furnished COUNTRY HOUSES, VICARAGES, COTTAGES, and SEASIDE HOUSES (chiefly in the West of England and South Wales), to be LET for the summer months may be had on application. Offices: 38, College Green, Bristol.

NEAR CLIFTON. SIX ACRES.



TO BE LET OR SOLD, a first-class gentleman's RESIDENCE, replete with every modern convenience, standing on an eminence commanding magnificent views, approached by a drive, with well-kept lawns, ornamental grounds, large range of glasshouses, and paddock; three handsome reception rooms, twelve bed and dressing rooms, bathroom, tower room, billiard room, etc.; ample stabling.—For further particulars apply to HUGHES & SON, as above.

SOMERSETSHIRE.—For SALE, a gentleman's RESIDENCE, with 50 acres of land. The House is approached by a carriage drive, and contains three reception rooms, ten bedrooms, bathroom; gardens, stabling, outbuildings, tennis lawn, kitchen garden; pasture and arable land (in all 50 acres). Price £2,000.—Apply to HUGHES & SON, as above.

SOMERSETSHIRE. PRICE £4,500. RENT £110.



TO BE LET OR SOLD, the above handsome RESIDENCE, standing in grounds of about eight acres. It contains hall with oak parquet floor, five reception rooms, nine bedrooms, boudoir, day and night nurseries, three fitted bathrooms, kitchens, and offices; ample stabling, greenhouses, vineries, peach-house, conservatory, fowl-house, cow-house, etc.; prettily laid-out flower beds, lawn, trees, shrubs, and evergreens; park with miniature lake and trout pond; two cottages; excellent water supply, gas and electric bells. The House is heated with hot water pipes and coils.—For further particulars and orders to view apply to HUGHES & SON, as above.

ESTATES FOR SALE.—**GLOUCESTERSHIRE:**—Moderate-sized RESIDENCE with nearly 300 acres, £8,000; MANOR HOUSE with 60 acres of land, near a large town, £12,000; beautifully-situated RESIDENCE with 20 acres, £9,000; old MANOR HOUSE with 100 acres, £5,000. **SOMERSETSHIRE:**—Magnificent MANSION with 55 acres, overlooking the sea, £30,000; ESTATE of 930 acres, with a fine old Manor House, £31,000; gentleman's RESIDENCE and DAIRY FARM, about 75 acres, £6,500; Bijou RESIDENCE with six acres and trout stream, 3,000 guineas; MANOR HOUSE with 30 acres, £3,750; large RESIDENCE with 560 acres, £20,000; comfortable Family RESIDENCE with seven acres, £3,000. **WILTSHIRE:**—Handsome RESIDENCE with six acres, £6,000; Hunting RESIDENCE with twelve acres, £6,000; MANOR HOUSE with three acres, sloping to a river, £2,500; RESIDENCE with five acres, with frontage to canal (fifteen miles of boating), £3,300.—Full particulars on application to HUGHES & SON, as above.

PRICE £3,000, WITH TEN ACRES.



FOR SALE, the above RESIDENCE, in a very pretty part of Gloucestershire.—Full particulars on application to HUGHES & SON, as above.

MESSRS. W. HUGHES & SON,
ESTATE AGENTS,
BRISTOL.

WILLIAM COWLIN & SON,
ESTATE AGENTS & AUCTIONEERS,
25, 27 & 29, Victoria Street, CLIFTON, BRISTOL.

MESSRS. COWLIN'S REGISTER, published monthly, contains a large number of Properties of every description in Clifton and the Western Counties.



CLIFTON DOWN (near Bristol).—Most desirable Freehold RESIDENTIAL PROPERTY, occupying a choice position on Clifton Downs, enjoying a south-west aspect, and commanding fine views of the Downs, Leigh Woods, Avon Gorge, and the Severn. It comprises a commodious Residence, with four reception rooms, and two small sitting rooms, ten bedrooms, fitted bathroom, hall with handsome staircase, large front lawn, tennis lawn, terrace walks, flower garden, range of six greenhouses (including two vineries, fernery, and cold greenhouse); also range of seven forcing pits and lights. The excellent stabling comprises three stalls, two loose boxes, harness room, coach-house for four carriages, and large covered in yard; also a good dwelling for the coachman and family. Immediate possession. Price only £7,000.—**WILLIAM COWLIN & SON**, 25, 27 and 29, Victoria Street, Clifton, Bristol.

SOMERSET (FACING THE SEA).



A VIEW FROM THE LAKE.

HANDSOME FAMILY MANSION, with fine entrance hall, 50ft. by 27ft. by 27ft. high, containing a grand organ; five reception rooms, eighteen bed and dressing rooms, and suitable domestic offices; delightfully situated on an eminence overlooking Salthouse Bay and the grounds extending to the beach, commanding uninterrupted and splendid views of the Bristol Channel, the Welsh Hills, and the surrounding picturesque country, with entrance lodge; excellent detached stabling, coachman's house, etc., and beautifully-arranged lawns, pleasure grounds, ornamental lake, well-stocked fruit and vegetable gardens, magnificent lofty conservatory, roofed by 19ft., leading from the library; vineries, forcing houses, peach and other glasshouses, and park-like pasture land, the whole comprising an area of upwards of 55 acres; within five minutes' walk of the old parish and other churches and the railway station, and is about 35 minutes by rail from Bristol, and about three hours from London.—**WILLIAM COWLIN & SON**, 25, 27 and 29, Victoria Street, Clifton, Bristol.

WILLIAM COWLIN & SON,
ESTATE AGENTS & AUCTIONEERS,
25, 27 & 29, Victoria Street, CLIFTON, BRISTOL.

MONTGOMERYSHIRE.—To be LET, with an immediate possession, Furnished for a term of years, "Ystynolwry," a charmingly-situated Modern RESIDENCE, in the far-famed Vale of Meifod, having extensive and picturesque views of valley and mountain. The Mansion stands in a beautiful and commanding position, and is surrounded by tastefully laid-out grounds, close to an excellent main road, and is approached by carriage drives. The House contains dining room, double drawing room, library, smoking room, eighteen bed and dressing rooms, with bathroom, and first-rate offices. There is stabling for twelve horses, with coach-houses, coachman's house, and grooms' rooms; a very productive and well-stocked walled garden, with conservatory, vinery, orchard, etc. The pleasure grounds are tastefully laid out, and include tennis lawns and well-grown shrubberies. The House and all the outbuildings and offices are in perfect order. The water supply and drainage are excellent. Capital shooting, which has been strictly preserved, over the adjoining Estate of upwards of 1,600 acres, and upon which there is now a large breeding stock. Two miles frontage to the River Vyrnwy, possessing the advantages of excellent boating and fishing. Three miles from station, post and telegraph office, and church within very easy distance. Six acres of sound pasture land immediately adjoining the House can be let with it if desired.—For further particulars apply to E. GANDY, Esq., Estate Agent, Northwich, Cheshire; or Messrs. HARRISON & WINNALL, Solicitors, Welshpool.

MELDRETH, CAMBRIDGESHIRE.

TO BE LET, at Midsummer day next, a small Picturesque RESIDENCE, known as "The Gables," now in the occupation of Archibald Henry Irvine, Esq., together with some outbuildings, barns, stables, gardener's cottage and two capital productive orchards, considered the best in the village; these latter outbuildings and orchards will not be available till October. This House is probably unique, having been converted from an old farm-house by a distinguished architect. It is really a perfect Bijou Residence and in excellent repair. About 250 acres of fair shooting and some fishing can be had if desired. The House is in close proximity to the celebrated Royston golf-links and training grounds.—Apply to the owner, JOHN G. MOY LOCK (who has photographs), Oxford Street and Orchard Street, London, W.



WIMBLEDON PARK.—For SALE, a modern well-built Family RESIDENCE, overlooking the lake, golf links, and a wide expanse of the Park, standing on the summit of the hill in its own grounds, which are tastefully laid out and planted. The Property is situated close to stations, having excellent service of trains to Town, and the accommodation comprises ten bedrooms, dressing room, bathroom, four reception rooms, an exceedingly fine oak panelled hall, and the usual domestic offices.—Agents, Messrs. OGDEN, SONS & OLLEY, Wimbledon.

WANTED.

MESSRS. WALTON & LEE are seeking properties of the description given below for clients of theirs who are bona-fide purchasers, and they respectfully invite owners thinking of selling to communicate with them. As many are naturally averse to the fact of their intention to sell becoming known, Messrs. WALTON & LEE would respect a wish so expressed, and disclose the identity of a property only where the circumstances justify their introducing it to their clients.

A BONA-FIDE PURCHASER wishes to acquire a medium-sized RESIDENTIAL SPORTING ESTATE in the County of Carmarthen. It should have a house of moderate size, placed in good position, with views, and some good, if small, salmon fishing.—Full details will much oblige, to "L." c/o Messrs. WALTON & LEE, 10, Mount Street, London, W.

WANTED TO RENT, Unfurnished, within one-and-a-half hours on a Northern line, a comfortable HOUSE of large rooms, containing nine bedrooms, and three reception rooms. Also some grass land and buildings up to 50 acres. Rent not exceeding £250 per annum.—"M." c/o Messrs. WALTON & LEE, 10, Mount Street, London, W.

WANTED, a good LANDED INVESTMENT in Gloucestershire or Wiltshire (near the Gloucestershire border preferred) up to £30,000.—Particulars in full, with plan, to "G." c/o Messrs. WALTON & LEE, 10, Mount Street, London, W.

WANTED TO PURCHASE, a small ESTATE of from 500 to 800 acres, with moderate-sized HOUSE. Not more than three hours from Liverpool.—Full information in confidence to "G. W." c/o Messrs. WALTON & LEE, 10, Mount Street, London, W.

WANTED AT ONCE for the summer and autumn months, a well furnished COUNTRY RESIDENCE and from 2,000 to 3,000 acres shooting; within from an hour to three hours of London. Accommodation required is fourteen bedrooms, billiard room, and four reception rooms, and stabling for four.—Full particulars, with details of bag, etc., to "Urgent," HAMPTON & SONS, 1, Cockspur Street, S.W.

WANTED, in Norfolk or Suffolk, Furnished HOUSE, from Mid-July, for four months, containing about twenty bedrooms, with about 2,000 acres of shooting.—Full particulars, "B. H." HAMPTON & SONS, 1, Cockspur Street, S.W.

WANTED TO PURCHASE, an AGRICULTURAL ESTATE, with moderate-sized Residence, for a sum of about £25,000. Vendor having just realized another investment wishes to place this sum in a landed property.—Reply to "S. W. V." c/o Mr. F. PERKS, 13, Waterloo Place, London, S.W.

WANTED TO PURCHASE, a good RESIDENTIAL PROPERTY, within three hours' rail of Town. Land about 500 to 1,500 acres would be bought, but it is a *sine qua non* that the Mansion must be surrounded by well-timbered parklands, and be in all respects a Country Seat. Vendors of such a property are asked to write to "K. C. B." c/o Mr. F. PERKS, 13, Waterloo Place, London, S.W.

WANTED TO PURCHASE, in Worcestershire, Herefordshire, or Salop, a RESIDENTIAL ESTATE of 500 to 1,000 acres. Purchaser does not wish to buy a place which is very expensive to maintain.—Reply to "Merchant," c/o Mr. F. PERKS, 13, Waterloo Place, London, S.W.

WANTED TO RENT, Unfurnished, a comfortable Family RESIDENCE in a town or village, not more than 45 minutes from London by rail, near station, church and post-office; containing three entertaining rooms, twelve bedrooms; kitchen on ground floor and all modern conveniences and sanitary arrangements; small garden with tennis lawn if possible; must be dry and bracing; not on clay. Rent not more than £150.—Address, with all particulars, to "Alpha," care of Day's Library, 95, Mount Street, London, W.

FURNISHED MANSION, standing in its own park, wanted for about six months from July, with good gardens; also with fishing and shooting; neighbourhood of the New Forest and within reach of the Solent preferred.—Particulars to SMEE & COBAY, Estate Agents, 139, New Bond Street, London, W.

WANTED, a small HOUSE with two entertaining rooms, four or five bedrooms, with usual offices, together with from five to ten acres of land suitable for poultry farming.—Reply MILNE, Bassendene, Cheadle, Cheshire.

WANTED at once, near Kent and Sussex border, for a year, Furnished or partially furnished COTTAGE or small HOUSE, seven bed, three reception rooms; patch of garden; no stabling required; within a mile or so of a station. Rent moderate.—Apply to Major C. V. HUME, R.A., Army and Navy Club, S.W.

WANTED TO RENT, for twelve months, with option of purchase, small COUNTRY HOUSE, with about ten acres ground. South coast, between Southampton and Bournemouth preferred.—Particulars to "AFRICAN," c/o COUNTRY LIFE OFFICE, 20, Tavistock Street, London, W.C.

WANTED from August 15th to October 15th, a good SHOOT over about 1,000 to 2,000 acres, or a good ROUGH SHOOTING with plenty of rabbits. If with fishing or boating a convenience. With furnished House, containing some nine or ten bedrooms, usual reception rooms, and offices.—Please communicate with Messrs. BRENDON, 13, Victoria Street, Westminster, S.W.

WANTED TO RENT, Unfurnished, on gravel soil, a HOUSE, with eight bedrooms, stabling, good old gardens and paddock, within convenient distance of station and Town.—Particulars to "M. E. W." c/o COUNTRY LIFE Office, 20, Tavistock Street, Covent Garden, W.C.

MESSRS. MILLAR, SON & CO.,
46, PALL MALL, LONDON, S.W.
Established 1803. Telephone No. 3672 Gerrard.

"WRAGMORE," SOULBURY, BUCKS.



AN unique and beautiful Freehold HUNTING BOX, 400ft. above sea level, commanding superb views, standing in seven acres of grounds and paddock; under three miles from Leighton Buzzard. A feature of the House is the Hall Saloon, which is exquisitely decorated in carved oak, painted leather and priceless stained glass; dining room, paneled in oak by the late firm of Messrs. Jackson and Graham; two other sitting rooms, six bed and dressing rooms, bathroom, domestic offices; two staircases; stabling for twelve; good water supply; electric light; with possession. For SALE by AUCTION by Messrs.

MILLAR, SON & CO., at the Mart, Tokenhouse Yard, London, on Wednesday, June 13th, at 2 o'clock precisely.—Particulars of A. MEWBURN WALKER, Esq., Solicitor, 51, Lincoln's Inn Fields, W.C.

"PUCKSCROFT," RUSPER, SUSSEX.

A PRETTY old-fashioned Freehold Cottage RESIDENCE, standing about 650ft. above sea level, containing five best bedrooms, bathroom, five attics, drawing and dining rooms; stabling; cottage with five rooms and wash-house; pleasure grounds; walled kitchen gardens; two vineries; tomato and cucumber houses, and about 20 acres of excellent meadows with long frontage to the main road; good water supply; with possession; which will be SOLD by AUCTION by Messrs.

MILLAR, SON & CO. at the Mart, Tokenhouse Yard, London, on Wednesday, June 13th, at 2 o'clock precisely.—Particulars, etc., at the Mart; of Messrs. LOXLEY, ELAM and GARDNER, Solicitors, 80, Cheapside, E.C.; and of the Auctioneers, 46, Pall Mall, S.W.

"WILDECROFT," BETCHWORTH, SURREY.



THIS really delightful stone-built, creeper-clad Freehold RESIDENCE, standing in seven acres of beautifully timbered park-like land, with charming ornamental grounds, and containing six bed and dressing rooms, bathroom, three reception rooms, offices; stabling, farmery, lodge; all in perfect order, and commanding lovely views of the grand country around. Will be SOLD by AUCTION by Messrs.

MILLAR, SON & CO. at the Mart, Tokenhouse Yard, London, on Wednesday, June 13th, at 2 o'clock precisely. With possession.—Particulars, plans, etc., of C. ATTERSOLL SMITH, Esq., Solicitor, Reigate; at the Mart; and of the Auctioneers, 46, Pall Mall, S.W.

£1,700 WILL PURCHASE an old-fashioned stone-built HOUSE in Gloucestershire, 475ft. above the sea, with fine views; ten bed, bath, four large reception rooms, offices; stabling for four; pleasure and kitchen gardens; fourteen acres of land if desired.—Full particulars of Messrs. MILLAR, SON & CO., as above.

WARLINGHAM (Surrey).—Exquisite little COTTAGE ORNERY, in a very high situation among the hills, with magnificent views over a lovely country. Perfectly fitted and appointed. Charming grounds, lawns, kitchen garden, fine yew tree avenue. More land can be had. Golf. Six bed, drawing, and dining rooms, offices. Price £2,250.—Recommended by Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

SUSSEX (within a drive of the sea, in a lovely part of the country).—To be LET, Unfurnished, a capital COUNTRY HOUSE and good cover and partridge shooting over nearly 1,200 acres. Thirteen bed and dressing, bath, spacious reception, sitting room hall; good stabling and grounds. Rent £250.—Full particulars of Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

TORQUAY (in one of the highest parts, commanding fine views of Torbay).—Well-built Freehold HOUSE for SALE, containing ten bedrooms, three reception rooms, bath (h. and c.), and good offices; secluded grounds, tennis lawn, and walled-in kitchen garden, in all two-and-a-half acres. Price £2,750 (or offer); part can remain.—Full particulars of Messrs. MILLAR, SON & CO., 46, Pall Mall, S.W.

MESSRS. MILLAR, SON & CO.,
46 PALL MALL, LONDON, S.W.
Established 1803. Telephone No. 3672 Gerrard.

ALDENHAM (near Elstree, Herts).—In a high-class RESIDENTIAL district, three miles from Elstree (Midland Ry.) and Stanmore (L. and N. W. Ry.) Stations, and only about fourteen miles from the Marble Arch.—Messrs.

BUCKLAND & SONS, instructed by Ernest Mosely, Esq., will SELL by AUCTION, at the Mart, E.C., on Monday, June 3rd, at 2 o'clock, unless previously disposed of by private treaty, the very compact and choice Freehold ESTATE, known as "Queensberry Lodge," comprising a pretty cottage RESIDENCE, containing three reception rooms, handsome billiard room, six bedrooms, and unusually good offices. It stands well back from the road, in a high and healthy position; the pleasure grounds are ornamented by shrubs and coniferous trees, and there are several meadows surrounding the house, the total area being about 2½ acres; the newly-built stabling is a great feature, and provides accommodation for eighteen horses, a coachman's house, groom's rooms, etc., and it is here that the owner has kept his well-known stud of hackneys. There is a large detached house called "Ancosta," and the whole property in excellent repair, and no expense has been spared in making it one of the most complete and up-to-date of its kind to be found within the same radius of London.—Particulars of Messrs. TAYLOR, SIMPSON, and MOSLEY, Solicitors, Derby; and of the Auctioneers, 4, Bloomsbury Square, London, W.C., and Windsor.

LAKE DISTRICT (Grasmere, Westmorland).—Desirable Family RESIDENCE, well furnished. Four sitting, twelve beds, bathroom; plate, linen, piano; ornamental grounds three acres; excellent water supply; drainage good; tennis; stabling.—Apply JOHN DALSTON, c/o COUNTRY LIFE Office, 20, Tavistock Street, Covent Garden, W.C.



SUFFOLK.—The PLASHWOOD PARK ESTATE. —One of the most beautiful RESIDENTIAL PROPERTIES in the county, about one-and-a-half miles from the railway stations of Haughley and Elmwell; eleven miles from Bury St. Edmund's, and fifteen from Ipswich, and comprising a perfectly appointed MANSION in the Tudor style, recently erected regardless of cost, fitted throughout with the electric light, hot water apparatus, and modern sanitation, containing fine front and garden entrance halls, four handsome reception rooms, billiard room; first-class kitchens and offices, ten airy chambers and two bathrooms on the first floor, and eight bedrooms on the second floor, environed by the magnificently-timbered undulating park and grounds of about 100 acres; ample stabling and man servant's accommodation; glasshouses and well-stocked fruit and kitchen gardens; several cottages, the historic ruin of Haughley Castle, the "Castle," "Grange," "Martin's," "Brickwall," "Haughley Bushes," and "Moor-bridge" Farms, and in all 711a. 2r. 31p. of very fertile, chiefly mixed soil, arable, pasture, and woodland, lying almost in a ring fence around the Mansion, and offering all facilities for the preservation of a good head of game. Messrs.

BIDDELL & BLENCOWE are favoured with instructions, by order of the proprietor, to SELL the above choice Freehold ESTATE, at Bury St. Edmund's, on June 26th, 1901, by AUCTION, with possession of the Mansion and lands held in hand as a home farm at Michaelmas next.—Further particulars in future papers, of Messrs. BIRKETT & RIDLEY, Vendors, Solicitors, Ipswich; and of the Auctioneers, Bury St. Edmund's, of whom orders to view may be obtained.



A TRULY choice RESIDENTIAL and SPORTING ESTATE for SALE, situated in Devonshire, and on the borders of West Somerset, which is admittedly one of the most beautiful districts in the kingdom. The Estate comprises an area of nearly 1,800 acres, and includes a stately Family Mansion, most substantially built and embracing every conceivable home comfort, occupying a commanding position on the south side of a hill, and surrounded by splendidly matured gardens, lawns and pleasure grounds. The electric light is fitted, and there is an unfailing supply of the purest spring water by gravitation at high pressure. The whole is in most complete repair, and most chastely decorated throughout. The agricultural portion of the Estate is divided into eight farms, all let to good tenantry. The sporting capabilities of the Estate are of the highest order, and the Estate is well stocked with pheasants, partridges, and other game. There is also excellent trout and salmon fishing in the River Exe, which bounds the Estate, and other streams. It is close to the favourite Haddon Hill meets of the Devon and Somerset stag-hounds, and hunting can also be had with three other packs of hounds. The Estate shows an annual rental value of about £2,100. This desirable Property, with its large area of revenue producing land, the responsible tenantry, the exceptionally comfortable Mansion, the extensive and thriving woodlands, the remarkable unique sporting facilities, and the high social position which the ownership of the Property would undoubtedly confer, and the solid and substantial nature of the investment all combine to commend this opportunity to those desirous of founding a Family Estate, or of obtaining for surplus capital an investment which would be at the same time remunerative and most enjoyable.—Full particulars, with plan and external and internal views of the Mansion, may be obtained of Messrs. C. R. MORRIS, SONS, & PEARD, Land Agents and Surveyors, North Curry, near Taunton, Somerset.

ALDERSHOT, HANTS.—Mr. W. G. WOOD is favoured with instructions to SELL by AUCTION, at the Mart, Tokenhouse Yard, E.C., on Thursday, June 6th, 1901, at 1 o'clock precisely (unless previously disposed of by private contract), all that very valuable extensive and well-wooded Property known as THE ALDERSHOT PARK ESTATE, comprising the Manor or Lordship of Aldershot, and an Estate containing an area of about 15½ acres, and consisting of the exceedingly well-built commodious MANSION, with very extensive and superb range of stabling, with groom's living rooms, coachman's cottages, model homestead, five other cottages for workmen; excellent kitchen garden, with numerous glasshouses and fine park. The Property is adjacent to the town of Aldershot, and is likely to immensely increase in value owing to its position, and being suitable for development for building purposes.—Particulars, with plans and conditions of Sale, may be obtained (when ready) of Messrs. NEWMAN, PAYNTER, GOULD & WILLIAMS, Solicitors, 1, Clement's Inn, W.C.; or of the Auctioneers at his offices, Aldershot.



STAFFORDSHIRE (at its Junction with Derbyshire).—Wootton Hall, seven miles from Dovedale, six-and-a-half miles from Ashbourne, the latter possessing a good service of express trains to Buxton, Manchester, and London. To be LET with immediate possession for a term of years. The MANSION stands about 600ft. above the sea level, and commands magnificent views. It is approached by a carriage drive of considerable length, having a substantial stone-built lodge at entrance, and contains two entrance halls, six reception rooms, 24 bed and dressing rooms, and the usual domestic offices; suitable stabling with bailiff's house and farm buildings. The premises are fitted with all modern conveniences, excellent water supply, and perfect drainage; all the reception rooms, and the upper and lower halls have been recently refitted at considerable cost. The extent of the Property to be let, is about 330 acres, together with shooting over about 2,300 acres, all lying in a ring fence, and very compact. If desired the Mansion will be let without the sporting, and the extent of the farm lands considerably reduced.—Terms, with order to view, and any other information may be obtained on application to Mr. WALTER P. EVANS, Estate Offices, Nuneaton, at whose offices a series of large photographs of the Mansion can be seen. Particulars may also be had of JOHN D. WOOD & Co., 6, Mount Street, Grosvenor Square, London, W.



BECKENHAM, in the County of Kent.—To be LET or SOLD (or would be Let, Furnished), the very charming Freehold RESIDENTIAL ESTATE (free from land tax), with prospective building value, with possession, known as "Whitmores," Beckenham, prettily situated between Kelsey Park and Eden Park, in old-established and beautifully-timbered ornamental grounds, two productive kitchen gardens, and four paddocks, about fifteen minutes' walk from Beckenham Junction Station, from whence there is a frequent and good service of trains to the City and West End. It comprises a substantially-built and excellent Family Mansion, containing seventeen bedrooms, three reception rooms, boudoir, billiard room, business room, and capital domestic offices; also stabling for eight horses, extensive vineries, and other glasshouses, cow-sheds, pigsties, and other outbuildings, the whole containing about 16a. 1r. 9p. Ready for immediate occupation.—Full particulars, with views, plan, and cards to view, may be obtained of Messrs. G. A. WILKINSON & SON, Auctioneers and Surveyors, 7, Poultry, London.



POTTERS BAR (in the counties of Hertford and Middlesex).—To be SOLD, a very valuable and charming Freehold RESIDENTIAL and BUILDING ESTATE; free from land tax and tithe. Distinguished as Heathfield, Little Heath, Potters Bar, a capital position in this well-known and healthy locality, over 400ft. above sea level, and situate at the junction of the Great North Road and Church Road, fifteen minutes' walk from Potters Bar Station on the Great Northern Railway. It comprises an excellent Residence; stabling and lodge, vinery, glasshouses, pigsties, and other outbuildings; well-established and beautifully-timbered ornamental grounds, productive kitchen garden, and paddock, with extensive and valuable frontages of 28½, 6in. to the Great North Road, and 80ft. 6in. to Church Road, the whole containing 5a. 2r. 39p.; ready for immediate occupation, and possession on completion of the purchase.—Particulars of Messrs. G. A. WILKINSON and Son, Auctioneers and Surveyors, 7, Poultry, City.



ESSEX.—To be LET, Unfurnished, or SOLD, the above fine old Freehold RESIDENCE of the Tudor period, known as "Leighs Priory." In thorough state of repair. Situated two-and-a-half miles from Felstead Station on the Great Eastern Railway, one-and-a-quarter hours from London, seven miles from the county town of Chelmsford, and containing eight bed and dressing rooms, entrance and large reception hall, dining and drawing rooms, library, domestic offices, stabling, etc. all standing in its own grounds, with ornamental water, agreeable gardens, the old ruins forming an attractive feature, the whole area being thirteen acres in extent. More could be had if desired. Hunting with three packs. Rent £105 per annum, or would sell the Freehold.—For further particulars apply STRUTT & PARKER, Land Agents and Surveyors, 21, Finbury Circus, E.C.

MESSRS. LOFTS & WARNER, ESTATE, HOUSE, AND LAND AGENTS, 130, MOUNT STREET, BERKELEY SQUARE, W.

SUSSEX (in the best part of the county).—To be LET, from May 1st, for the summer, a comfortably-arranged Family MANSION, standing in a well-timbered park. There are attractive gardens and pleasure grounds, and stabling for twelve horses.

SURREY (in the beautiful country between Dorking and Guildford).—To be LET, for the summer, a most charming MANSION, surrounded by 150 acres; most admirably placed, about 500ft. above sea level, commanding views of unsurpassed beauty and variety. The property is well known as one of the most enjoyable and attractive residences in the Home Counties. The gardens and pleasure grounds are an attractive feature.

NEW FOREST (near Lyndhurst).—To be LET, Furnished, for the summer, a charming HOUSE, standing in a park of 120 acres, containing three fine reception rooms, billiard room, 22 bed and dressing rooms; stabling for eight horses; there is a large pinetum and garden with hot-houses. It is within a mile of church, post and telegraph office, and two hours by rail from London.

CROMER (in the best position).—To be LET, for the summer and autumn, a well-appointed RESIDENCE, containing fourteen bedrooms, four reception rooms, good offices, and stabling, gardens, etc. A well-furnished Cottage in the gardens of the above, containing six bedrooms, will also be Let.

WORCESTERSHIRE (near Hereford).—To be LET, Furnished, a very fine MANSION, and about 5,000 acres of shooting.

LEICESTERSHIRE (Saxelbye Park, Melton Mowbray, in the centre of the Quorn Hunt, and within easy distance of the Belvoir and Cottesmore).—To be LET, for next hunting season, one of the best MANSIONS in the neighbourhood, standing in a park, and containing nineteen bedrooms, four reception rooms, billiard room, and every accommodation for a large establishment; stabling for thirteen horses, cottage for coachman; modern drainage, excellent water supply, and electric light throughout the Mansion and stables.—For further particulars apply to "W." 21, Parkinson Street, Nottingham; or Messrs. LOFTS & WARNER, 130, Mount Street, Berkeley Square, W.

SCOTLAND.—One of the finest Deer Forests, mixed shootings, and MANSION, to be LET for the season.—For further particulars of the above places apply to Messrs. LOFTS & WARNER, 130, Mount Street, Berkeley Square, W.

SOUTH WALES (near Cardigan).—To be LET, for the summer and autumn, an exceptionally attractive MANSION and about 3,000 acres of rough shooting. The Mansion occupies a delightful situation, and comprises about 20 bedrooms, six reception rooms, including billiard room; stabling for fourteen horses; there are large gardens and grounds. The rent asked is a moderate one.—Apply to Messrs. LOFTS and WARNER, 130, Mount Street, Berkeley Square, W.

PRELIMINARY NOTICE.

The BALDERSBY ESTATE, North Riding of Yorkshire, in the Townships of Baldersby, Melmerby, and Rainton with Newby.



THE ABOVE VALUABLE ESTATE, consisting of the charming Mansion, situated in a beautifully-timbered deer park, together with ten farms and about 50 cottages, etc., comprising a total acreage of 2,078 acres, all in a ring fence, will be offered for SALE by AUCTION by

RICHARDSON & TROTTER, at the Royal Station Hotel, York, on Tuesday, the 30th day of July, 1901, at 2.30 p.m. precisely. Baldersby is within 24 miles of York, five miles from Thirsk, and five miles from Ripon. The Mansion, farm buildings, and cottages are in excellent condition, and the land is in the highest state of cultivation. The Estate is in the Bedale Hunt, and within easy reach of the York and Ainsty and the Hurworth, and the Property forms an exceptionally fine Sporting Estate. The very fine timber on the Estate, which will be included in the sale, is of considerable value.—Plans are in course of preparation, and further particulars can be obtained from Messrs. GRAY & DODSWORTH, Solicitors, Duncombe Place, York; G. B. PEIRSON, Esq., Land Agent, Baldersby, S.O.; Messrs. LOFTS & WARNER, Estate Agents, 130, Mount Street, Grosvenor Square, London, W.; or the Auctioneers, 14, Cony Street, York.



To be LET, with immediate possession, Cherryhinton Hall, Cambs. Rent £200 per annum.

THE MANSION HOUSE and premises known as "Cherryhinton Hall" (two miles from Cambridge Station), together with the gardens, pleasure grounds, lodge, and park, the whole containing 35a. 1r. 30p.—For further particulars apply to THE MANAGER, Cambridge University and Town Water Works Company, 4, Benet Street, Cambridge.

HEREFORDSHIRE (about three-and-a-half hours from London, Liverpool and Manchester).—To be SOLD, an exceptionally desirable small SPORTING and RESIDENTIAL ESTATE of 1,300 acres, close to a station, six miles from a town; church and telegraph office on the Estate; excellent shooting and hunting with five packs of foxhounds; first-class trout and grayling fishing obtainable three miles. The residence (which is approached by a drive with new entrance lodge) has recently been thoroughly renovated, and contains three reception rooms, large entrance hall, seven best bedrooms, with modern domestic conveniences, and servants' apartments; new and extensive stabling, with mess and bedrooms for stablemen. The Estate is divided into convenient, well-tenanted farms and small holdings.—For particulars apply to the Sole Agents, H. HAYWOOD & SON, Hereford.

NORTH ARGYLLSHIRE.—The fine SPORTING ESTATE of "Kingsail ch." on the Morven side of Loch Linnhe, will be SOLD by Public ROUP, within Dowell's Rooms, Edinburgh, on Friday, June 21st, 1901, at 1 p.m. Extent about 20,000 acres, level superlative, or about double following the contour of the ground. Virtually the whole Estate having been afforested for some time, and being well stocked, it is one of the best deer forests in the West Highlands. Excellent anchorage for a yacht in Loch Corry, opposite the Mansion House. Immediate entry can be given to the Estate, including the stalking and fishing. Upset price to ensure a sale, £45,000.—For particulars, with plan, apply to Messrs. J. A. LUMLEY, NEWTON & DOWELL, Lumley House, St. James's Street, London; or to N. B. MACKENZIE, Estate Agent and Solicitor, Fortwilliam, Inverness-shire, who will arrange for viewing the Estate.

HANTS (in the parishes of Martyr Worthy and King's Worthy, near Winchester).—Notice of Sale of the Freehold RESIDENTIAL and SPORTING ESTATE, known as "Shroner House," in the parish of Martyr Worthy, four miles from Winchester, comprising a comfortable Residence, most pleasantly situated, with a south-eastern aspect, capital gardens, lawns and pleasure grounds, suitable farm homestead, six cottages, and 480 acres of sound arable, pasture, and woodland, including the well-known covert Burntwood, containing 75 acres, well stocked with game, the whole forming a most desirable holding for occupation and sporting, bisected by the London and Southampton Main Road, and adjoining the highly preserved Estates of the Earl of Northbrook, Lord Ashburton, and Captain Fryer. Also "Woodham's Farm," King's Worthy, two-and-a-half miles from Winchester, adjoining the celebrated training grounds, Worthy Downs and Winchester Racecourse, a very nice small Freehold ESTATE of 250 acres, including small cottage home, with suitable homestead and buildings. The down of about 30 acres and land adjoining might easily be made a good training ground. The partridge shooting is very good.—Messrs.

JAMES HARRIS & SONS are favoured with instructions to SELL by AUCTION, at the "George Hotel," Winchester, on Tuesday, June 11th, at 3 o'clock (in two lots), unless suitable offers should previously be made, the above desirable Freehold Properties of the late E. E. Bailey, Esq.—Particulars, with plans and conditions of sale, may be obtained of Messrs. PALMER, WARDLEY & BARTON, Solicitors, Tonbridge and Tunbridge Wells; and of the Auctioneers, Winchester.



COOKHAM.—Charming views and close to river.—To be LET, an exceptionally well-built RESIDENCE, with carriage entrance, situated near station, church, and village. The accommodation consists of dining room, drawing room, and library, kitchen, small servants' hall, etc.; seven good bedrooms, bathrooms (hot and cold water). The garden is arranged for a tennis court, etc. Gravel sub-soil; excellent train service.—Apply Messrs. W. SHERGOLD & SON, Cookham, Berks.

RUSHMORE, WILTS (on the borders of Dorset, within easy reach of the Blackmore Vale and Lord Portman's Hunt).—To be LET, Furnished, for five or seven years, this splendid SPORTING ESTATE, with 6,500 acres of shooting, 2,000 acres being covert. The Mansion is situated amidst some of the most beautiful scenery in the county, is on high ground, commanding views over a very large expanse of country, and contains 33 bedrooms, bathrooms, spacious entrance and inner halls, noble dining room, drawing room, library, smoking room, billiard room, ante room, business room, oak-panelled galleries and corridors, very complete domestic offices, large cellars, three entrance lodges; coachman's, gardener's, butler's, and other cottages; excellent stabling for 25 horses. The pleasure grounds are well timbered and laid out with exceptionally good taste; fine walled kitchen garden, with large and handsome range of glasshouses, vineries, etc.; shrubbery walks, golf links, etc.—For full particulars apply to A. W. H. CREECH, Estate Offices, Sturminster Newton, Dorset.

MR. ARTHUR RUTTER,
LAND AGENT AND SURVEYOR,
CAMBRIDGE.
Telephone No. 148. Telegrams: "Rutter, Cambridge."
Established over a quarter of a Century.

Residence, three reception rooms, nine bedrooms, small park, and 43 acres.

AT the upset price of £1,800, the above Freehold ESTATE (24 poles copyhold) which is situated in Suffolk, comprising good Residence, built of red brick and tiled, ample agricultural buildings and productive arable and old pasture land. Outgoings land tax, £7 7s. 8d.; tithe about £8 18s. Timber included in purchase.—All particulars of the Agent, Mr. ARTHUR RUTTER, Land Agent, Cambridge.

Equidistant from Newmarket and Cambridge.
TO BE LET, at Michaelmas next, substantially built RESIDENCE, in matured grounds, with farmery and old pasture paddocks, in all ten acres. The House contains entrance hall, three reception rooms, seven bed and dressing rooms, bathroom (h. and c. supply); good domestic offices.—All particulars of the Sole Agent, Mr. ARTHUR RUTTER, Estate Agent, Cambridge.

At less than cost of building.
TO BE SOLD, a well-built detached RESIDENCE, standing on high grounds with an excellent outlook, and situated just outside Cambridge. The House, which was erected under the present supervision of the owner, contains three reception rooms, seven bedrooms, bathroom; usual offices; gas and water laid on; good stabling, nice grounds, tennis lawn, etc. Price, 2,500 guineas.—Photo. of the Agent, Mr. ARTHUR RUTTER, Savings Bank House, Cambridge.

ILLUSTRATED PROPERTY REGISTER, published by Mr. ARTHUR RUTTER, Cambridge, of Country Residences, Estates, and Investments, will be sent free on receipt of two stamps. Several charming Riverside Residences in the neighbourhood to be Let for the Summer or longer.



HANTS.—To be LET, Furnished (two hours from Town) the above picturesque COUNTRY RESIDENCE, approached by carriage drive, standing in own pretty grounds, and containing fifteen bed and dressing, four reception and billiard rooms; good stabling and coach-house, nice gardens and tennis lawn. For summer months or longer.—Apply W. LENO, Estate Agent, Havant, Hants.

ESTATE of Colonel W. Agg, deceased.
THE HEWLETTS (near Cheltenham).—Important SALE of this charmingly situated RESIDENTIAL ESTATE.

JOHN G. VILLAR is instructed by the Executors to SELL by AUCTION, at the "Plough Hotel," Cheltenham, on Thursday, June 20th, 1901, at 4 o'clock in the afternoon precisely, "The Hewletts" ESTATE, comprising a gentleman's Residence (eleven bedrooms and four reception rooms), occupying a unique position on the western slope of the Cotswold Hills, in an exceedingly healthy spot, sheltered from the N.E. and E. winds, 660ft. above sea level, with part of the Estate reaching the healthiest of all hill zones, viz., 1,000ft., and overlooking and within an easy drive (just over two miles) of the fashionable town of Cheltenham, with a view reaching across the far-famed Vale of Gloucester, Malvern and Shropshire Hills, Forest of Dean, and the Welsh mountains, commanding quite 1,000 square miles of really beautiful hill and vale country, together with about 900 acres of pasture and arable land in five farms, viz., Hewletts Farm, Hewletts Lower Farm, Piccadilly Farm, Puckham Farm, and Drypool Farm, with suitable farm homesteads; also a small area in woodlands and plantations. There is good partridge and rabbit shooting to be had on the Estate, and many of the favourite meets of the Cotswold Hounds are close by, and several other packs are within reach. The celebrated Cleve Hill golf links are on the same range of hills, a short distance away. There is stabling for nine horses at "The Hewletts." The Estate is Freehold, excepting a small part which is Customary Freehold, and has the great advantage of an excellent water supply from springs rising on the property.—Particulars, plans, and conditions of sale can be obtained of the Vendor's Solicitors, Messrs. BRYDGES, MELLERSH and BRYDGES, 7, Clarence Street, Cheltenham; and at the Auctioneer's Offices, 8, Clarence Street, Cheltenham.

TO LET, within one hour of London, about 1,100 ACRES of excellent Pheasant, Partridge and General SHOOTING. Coverts about 180 acres.—Full particulars apply to SEPTIMUS F. BECK, Land Agent, Great Missenden.



SURREY, NEAR HASLEMERE.

TO BE LET on Lease, a good old COUNTRY HOUSE, standing in a park studded with fine old trees, and having lovely lawns and a good kitchen garden. The park and some meadow land would be Let with the House; also about 400 acres of good mixed shooting, and a mile of fishing if desired.—For further particulars address Box 487, WILLING'S, 125, Strand, W.C.

SALE of a very valuable Freehold ESTATE, known as "Melbourne Lodge," and "Melbourne Stud Farm," Melton Mowbray, Leicestershire. To Blood Stock Breeders, Hunting Men, Trainers, or anyone requiring a compact RESIDENTIAL ESTATE, within one mile of the Midland, Great Northern, and L. and N. W. Railway Stations, and in the Hunting Metropolis of the Shires, within easy access of, and with excellent railway facilities to, all the great railway centres.—Messrs.

MORRIS & PLACE are instructed to SELL by AUCTION (unless a suitable offer is made previously), in consequence of the death of Charles Winteringham, Esq., M.R.C.V.S., on Wednesday, the 26th day of June, 1901, at 2.30 o'clock in the afternoon prompt, at the "George Hotel," Melton Mowbray, subject to the conditions to be produced at the Sale, all the valuable Freehold ESTATE, known as "Melbourne Lodge," together with the paddocks and gallop, the whole of which forms a complete Breeding Establishment, designed with the greatest care, and built regardless of cost. The Estate contains an area of 175a. 3r. 35p., and with the exception of about 20 acres is all grass land. "Melbourne Lodge," situated on the Asfordby Road, is a very complete and compact Residence, with stabling attached, standing in terraced grounds, planted with choice shrubs, approached by a carriage sweep, with a well-built lodge at the entrance, and a good kitchen garden, together with a paddock of rich grass land. The Stud Farm, the buildings on which have been erected during the last few years at a large cost, form some of the most perfect and best arranged in the country, and comprise 46 boxes, with men's rooms and stud groom's house. The farm buildings, which are about a quarter of a mile from the Stud Farm, comprise a large stable, ten single boxes adapted for horses or cattle, open shed, three-stall stable, water tank house for general supply, and water windmill. The paddocks are excellently fenced, drained, and watered. The Estate is admirably laid out for its present purpose, and commands fine views of the surrounding country. There is a mile gallop, and the soil is of a limestone nature, and perfectly adapted for the breeding of horses. The long frontage to Asfordby Road is quite ripe for building purposes. Vacant possession after July Newmarket Sales, when the whole of the late Mr. Winteringham's Blood Stock will be offered for sale by Messrs. Tattersall. In the meantime the Stud will be carried on as usual, and every facility will be given to any purchaser to negotiate with the owners of Blood Stock with a view to the retention of the valuable clientèle now attached to the place, and the uninterrupted carrying on of the stud as a going concern.—For further particulars, and cards to view, apply to C. W. WRIGHT, Esq., Land Agent, Parkinson Street, Nottingham; the Auctioneers, Estate Sale Rooms, 25 and 27, Bridle-Smith Gate, Nottingham; Messrs. SHOULLEY & SON, Melton Mowbray; or to Messrs. LAND & FOSTER, Solicitors, Halifax. (1260.)

To be SOLD by AUCTION by EDWIN FOX & BOUSFIELD at the Auction Mart, on Wednesday, June 12th, at 2 o'clock (by order of the executors of the late W. Gardiner, Esq.).



ON THE SURREY HILLS.—The unique Freehold PROPERTY, known as "Rockshaw," delightfully situated about 500ft. above the sea level, one-and-a-half miles from Merstham Station on the South-Eastern and Chatham Railway, whence there is an excellent service of trains both to the City and West End. The Mansion is approached by a winding drive, having an ornamental entrance lodge. It is a handsome building in a picturesque style, with verandah and balcony round three sides, standing on a natural terrace, protected by rising ground on the north, and commanding extensive and beautiful views. The entrance is by a carriage porch of elegant design, leading through the vestibule (with cloakroom and lavatories on either side) to a noble central hall, 36ft. by 24ft., around which are the well arranged reception rooms, all handsomely decorated, comprising drawing room, dining room, library, morning room, and study. A fine oak staircase leads to a gallery, out of which open the principal bedrooms; on this floor and the floor above there are about 20 bed, dressing, and bathrooms. The domestic offices are very complete, and comprise all that is necessary for a large establishment. Gas is laid on throughout, being made in a private plant in the grounds. The House is heated throughout with hot coils in suitable positions. The water supply is excellent both from rain water storage and the Caterham Waterworks. The area of the Property is about 122 acres, comprising lovely gardens, ornamented with a variety of fine trees, conifers, and a profusion of flowering and evergreen shrubs in full maturity, having been the subject of continuous care and judicious outlay for very many years. There is a double tennis lawn and a croquet lawn, also large and productive kitchen gardens, extensive range of glasshouses, orchard, and prettily undulating park-like land beyond. The outbuildings are thoroughly substantial, and include commodious stabling and coach-house, harness room, covered yard and cart sheds, coachman's house, laundry, model farmery, cottages, and carpenter's workshop. This complete and choice Estate is well adapted for a gentleman of fortune and position. With all the charm of a country property it has the convenience of being easily accessible from Town. Three packs of hounds hunt the neighbourhood. Possession will be given on completion of the purchase.—Particulars at the Mart; at Messrs. EDWIN FOX & BOUSFIELD'S Office, 99, Gresham Street, Bank, E.C.; and of the Vendor's Solicitor, Mr. JOHN W. SYKES, 7 and 8, Winchester Street, E.C.

HIGHCLIFFE (near Christchurch: one-and-a-half miles from Hinton Admiral Station and one mile from church and post-office).—A comfortable Modern Residence, standing in five acres of ground, situate on high ground, with south aspect, and commanding fine views of the sea, Isle of Wight, and Chertown Glen. The House is approached by a carriage drive from the main road from Bournemouth to Lynton, and the accommodation comprises: On the first floor, four bedrooms, dressing room, and bathroom, with hot and cold supplies; on the upper floor, two servants' bedrooms; on the ground floor, large entrance hall, drawing room, dining room, morning room, servants' hall, kitchen, and excellent domestic offices, two staircases; one stall stable, coach-house, and cow-house; good water and drainage; tea bathing; donkey and cart can be had; also good supply of milk, eggs, etc. To be LET, Furnished, for two or three months from the 1st of July. Rent £10 10s. per week.—Agents, HANKINSON & SON, Richmond Chambers, Bournemouth, and at Boscombe and Camberley.

WEST RIDING OF YORKSHIRE.—To be SOLD, excellent Freehold GROUSE MOOR of 2,300 acres, together with magnificent RESIDENCE.—GROOME and RAMSDALE, 8, York Street, Manchester.

ROSS-ON-WYE, HEREFORDSHIRE.—Attractive Freehold PROPERTY, known as "Lebanon," the Residence of the late Alderman Thomas Blake, J.P. It is approached by a carriage drive through well laid-out terraced grounds, within a short distance of town and station, containing entrance hall, three large and lofty reception rooms, kitchen, butler's pantry and scullery, nine bedrooms, two dressing rooms, box room, bathroom, and w.c., large and dry cellars. There is stabling for four horses, double coach-house, harness room, and hay room. In the grounds, which have an area of three acres, is a large conservatory, forcing-house, and block of useful out-buildings. The Property has an elevation of 220ft. above sea level, and beautiful views of the distant Welsh Hills and adjacent woodland range are obtained from the House and grounds.

ROOTES & WINTLE are instructed to offer the above Property for SALE by AUCTION, at the "Royal Hotel," Ross, on Wednesday, the 26th day of June, 1901, at 3.30 p.m. For further particulars, and view of the Property, apply to **ROOTES & WINTLE**, Auctioneers, Ross; or to Messrs. CORNER and Co., Solicitors, Hereford.



ARGYLLSHIRE.
DESIRABLE HIGHLAND RESIDENCE.
FOR SALE, by PUBLIC ROUP, within Dowell's Rooms, 18, George Street, Edinburgh, on Wednesday, 26th June, at 2 o'clock p.m. (unless previously disposed of by Private Bargain), the **MANSION HOUSE** and grounds of "Inistrynich," on Loch Awe in the county of Argyll, distant three miles by water from Loch Awe Station, and four by road from Dalnally Station, with direct railway access therefrom to Glasgow in three-and-a-half hours. The House is built in Swiss Chalet style, and is beautifully situated, with extensive and charming view of the Loch. It contains drawing room, dining room, library, billiard room, ten bedrooms, and two dressing rooms, four servants' bedrooms and servants' hall, kitchen, scullery, dairy, pantry; smoking room in tower, and all other conveniences, and is lighted with electricity. Offices at short distance from House, with stable, harness room, and coachman's house, also washing house and laundry. The grounds extend to 27 acres or thereby, and are laid out in grass parks, lawns, flower and kitchen gardens and plantations. A right of fishing for salmon and trout in Loch Awe goes with the Property. Upset price, £6,500.—For further particulars apply to **MACRAE, FLEET and KENNIE, W.S.**, Edinburgh; **AYRTON, BISCOE & BARCLAY, 22, Surrey Street, London, W.C.**; or **J. WATSON LYALL & Co., Land Agents, 118, Pall Mall, London.**



CHICHESTER, BOSHAM AND ASHLING
SUSSEX.—Valuable RESIDENTIAL PROPERTY building and accommodation land, house and cottage, farm, mill, and other property.—Messrs.

WYATT & SON have been instructed by the Trustees, under the Will of the late Humphry William Free-land, Esq., to **SELL** by AUCTION on Thursday, the 20th June, 1901, at the "Dolphin" Hotel, Chichester, at 3 o'clock precisely, the following very valuable Freehold, Copyhold and Leasehold PROPERTIES. The pleasantly situated RESIDENCE, known as "Oaklands," standing in its own grounds, containing 20 rooms, with two spacious halls and domestic offices, with a carriage drive, well-sheltered lawns, ornamental ponds, flower and vegetable gardens, stabling and coach-houses, and about 48 acres of park-like meadows adjoining, with cow-houses and other buildings well placed away from the house. The land is planted with well-grown ornamental and other trees, and has beautiful shrubbery walks on three sides of it. It is enclosed on all sides, except for a short length, by a flint and brick wall. This very valuable property is situated on the north side of the city of Chichester, and has a gradual ascent from the south, and is fully ripe for building, being surrounded by good roads, or as a charming residential property is hardly surpassed in the neighbourhood, being within ten minutes' walk of the Cathedral, and fifteen minutes of the railway station, yet, from its position, very private. Possession will be given on completion of the purchase. The valuable Farm, Mill, and Dwelling House with three cottages, known as **RATHAM MILL**, and Farm containing 79a. 3r. 33p. of excellent meadow and arable land with a valuable trout stream running through it, and is well known in the district for its fishing. The valuable and compact Farm, known as **WATERLOO FARM**, situate at West Ashling, near the above, consisting of 76a. or, 34p. of arable, pasture and woodland, with small farm-house, three cottages, and two sets of farm buildings. Also valuable accommodation land, private Dwelling Houses, Cottages, and other property near and around Chichester.—Particulars with conditions of Sale and Plans may be obtained of Messrs. **RAPER, FREELAND & TYACKE**, Solicitors, West Street, Chichester; and of Messrs. **WYATT & SON**, Auctioneers, Valuers and Estate Agents, East Street, Chichester, and Auction Mart, Havant.

NORTH DEVON.—To be LET, on Lease, Unfurnished, a RESIDENCE, beautifully situated close to the sea at Woodbay, about three miles west of Lynton, and two miles from railway station. The House commands an exceedingly fine view of sea and cliffs, and contains four reception and fifteen bed and dressing rooms; there are eighteen acres of pleasure ground, pasture, and woodland; stabling, etc.; two cottages, and shooting over 2,200 acres, will be Let with the House.—Apply to **C. F. BAILEY, Esq., Lee, Lynton, Barnstaple.**

MIDHURST (Sussex).—To be SOLD, long Leasehold PROPERTY. Four reception rooms (the drawing and dining rooms are 30ft. 6in. by 19ft. 11in.), billiard room, 27ft. 3in. by 21ft. 6in.; nine bedrooms and dressing rooms, bathroom, and lavatory (hot and cold), and the usual offices. The House stands in its own grounds, consisting of well-stocked picturesque garden and two tennis lawns, overlooking the famous close walks; stabling and coach-house for two horses.—Apply Messrs. **ALBERRY & SONS, Solicitors, Midhurst.**

SOMERSETSHIRE.—To be LET, Unfurnished, from September, good COUNTRY HOUSE. Extensive view, facing south and north; ten bedrooms, one dressing room, four sitting rooms, good bathroom; stabling for six horses; two tennis courts; good gardens; half-a-mile from church and village, three miles from Bridgwater, seven miles from Taunton; 40 acres of land and pleasure grounds. Rent £205 per annum.—Apply **HARE & SON, House Agents, Taunton.**



MIDDLESEX (50 minutes from city direct).—To LET. Three reception, six bedrooms, dressing room, bath-room (h. and c.), etc., three-stall stable, double coach-house, charming garden. Absolute country. One mile from main line station.—Apply **S. R. HUNT, Hayes, Middlesex.**

NORTH WALES.—To LET, partially Furnished, on Lease, a commodious COUNTRY HOUSE, very healthily situated, and commanding fine mountain scenery. Several hundred acres rough shooting; hares, rabbits, partridges, woodcock. Excellent coverts, trout and salmon fishing within easy reach. Three miles from a market town and station on the main Cambrian Railway.—For further particulars, terms, etc., apply **CHAS. KENYON, Glendovey, R.S.O., North Wales.**

FISHBOURNE (near Chichester, Sussex).—To LET, with immediate possession, the very desirable RESIDENCE, situate within half a mile of Chichester Cross and Cathedral, known as "Westfield," standing in its own grounds, containing outer and inner entrance halls, double drawing room, 29ft. 6in. by 18ft. 8in.; dining room, 16ft. by 13ft. 6in., both with casement window opening on to lawn; smoking room or study, morning room, kitchen, pantry, larders, scullery, and usual offices; seven bedrooms and boxroom. There are tastefully laid-out grounds with full-sized tennis lawn, conservatory, summer-house, etc., together with fruit and kitchen gardens well stocked with trees. Extensive alterations have recently been made to the Residence. Good references from prospective tenants indispensable.—Further particulars may be obtained of **HOBGEN BROS., Auctioneers and Estate Agents, East Street, Chichester, and Midhurst.**



CORNWALL.

"WEARDE HOUSE," NEAR SALTASH.

TO BE LET, on Lease, from Midsummer next, Unfurnished "Wearde House" (near Saltash) and about three acres of ground. The above Family RESIDENCE is situated about one-and-a-half miles from Saltash, and occupies a charming and elevated position, and commands beautiful views of the Harbour, Dartmoor, and surrounding country. The House contains four reception rooms, fourteen bed and dressing rooms, bathroom, and good offices, etc.; stabling and coach-house.—To view, apply to Mr. **ROTHERY, Builder, Saltash**; and for further particulars apply to Messrs. **GLANVILLE & HUGHES, Land Agents, Truro.**

BUNGALOWS AT ST. ALBANS.—Splendid BUILDING SITES, on Beaumont Avenue Estate, off Hatfield High Road, protected on north and east by Marshall's Wick and Beaumont's Woods, for SALE, on low terms. Freehold or Leasehold. Subsoil, gravel on chalk; 320ft. above sea level: one mile from Midland main line station, also branch line of G. N. R., and L. & N. W. R.—Particulars from Mr. **HANSELL, Architect, opposite Midland Station, St. Albans**; or **NICHOLSON and Co., 21, Golden Square, Regent Street, W.**

DERBYSHIRE (for July and August).—A very charming COUNTRY HOUSE on two floors, in the choicest part of this romantic county, near main line station, golf links, and trout rivers with fishing privileges, grass and asphalt tennis courts, pleasure grounds, and park-like pasture of 30 acres, fine reception rooms, and study, fitted dark room, twelve bedrooms, bathroom; modern sanitation, abundant and excellent water, good stabling for six to eight horses.—Photo, and further particulars, address "F. H." at **HORNCASTLE'S, Cheapside, E.C.** Owner is open to negotiate with small family for permanent joint occupation on mutual terms.

HANTS (near the New Forest, with beautiful views of the Solent, Isle of Wight, and Needles).—A small HOUSE, with charming grounds and productive kitchen garden, coachman's cottage and garden, and a four-acre paddock, to be LET, on Lease, Unfurnished. The House contains entrance hall, drawing, dining, and smoking rooms, six bedrooms, good kitchen, and servants' hall. Two miles from a town and station; good water supply; stabling for three.—For particulars apply **Captain PEACOCKE, Ebbod, Lynton.**

SUMMER MONTHS.—Three-and-a-half miles from Cricleth, North Wales.—A charming COUNTRY RESIDENCE, artistically furnished, approached by private drive half-a-mile long; large hall, four reception rooms, four bedrooms, dressing rooms, bathroom, servants' bedrooms; stabling for eight, trout fishing at bottom of garden; sea bathing; one mile from L. and N.W. Railway Station; splendidly situated.—Apply to **Wm. Dew & Son, Auctioneers and Estate Agents, Bangor and Llandudno.**

HINDHEAD (near the Punch Bowl, two miles from Haslemere, in the most beautiful and bracing part of Surrey, surrounded by extensive pine and gorse-covered commons).—20 acres of Freehold BUILDING LAND, nearly 650ft. above sea level, and commanding views over a great expanse of country, and having extensive frontages to the Portsmouth road, and a return frontage.—Messrs.

GEORGE B. SMALLPEICE & CO. will offer the above by AUCTION, at the Mart, Tokenhouse Yard, E.C., on Tuesday, June 11th, 1901, at 2 o'clock.—Particulars of Messrs. **HOLLAMS, SONS, COWARD & HAWKESLEY, Solicitors, 30, Mincing Lane, E.C.**; and of the Auctioneers, at their Offices, 9 and 10, Tokenhouse Yard, Lothbury, E.C.; and Railway Approach, Woking.

CO. GALWAY, IRELAND.

TO LET for Summer, beautifully situated, close to sea; well wooded, two miles from post and railway; main line; five reception rooms, six bedrooms; three servants; stabling, garden; pleasure, croquet, and tennis grounds.—**ATHEY, "Roseville," Oranmore, Co. Galway.**

TO BE LET, Furnished, for two or three months, from July 1st, an old-fashioned RESIDENCE, near Great Missenden, Bucks, containing three reception rooms, large hall and billiard room, fourteen bed and dressing rooms, two bathrooms (h. and c.); good kitchens and offices; stabling for five, with groom's room; coachman's house containing seven rooms; excellent garden; 45 minutes from Town. Rent 25 guineas a week, including produce from garden and farm.—Apply **J. L. BELL, 4, Gray's Inn Square, London, W.C.**

NORTH DEVON (three miles from Barnstaple).—To LET, nice small COUNTRY HOUSE; ten rooms; stables, coach-house, etc.; orchard and meadow (three acres). Rent, £50 per annum. Good hunting and fishing; immediate possession. All particulars and photo, **ASHMEAD'S Estate Mart, Bristol.**

NORWAY (Torresdal).—The Top water of the Namsen to be LET for the whole season.—Apply **F. W. FISON, M.P., 64, Pont Street, London, S.W.**

HAMPSHIRE (one-and-a-half miles from the city of Winchester, in a dry and bracing locality, nicely sheltered and with abundant water supply).—To be LET, Unfurnished, with immediate possession, on Lease, a desirable RESIDENCE, commanding extensive views, surrounded by well-planted and timbered grounds, and pastures of nearly twelve acres. The House contains entrance and inner halls, cloak room, with lavatory and w.c., and three excellent reception rooms, small conservatory, servants' hall, and ample offices; principal and secondary staircases leading to nine bedrooms, bathroom (h. and c.). Capital stabling for five horses, and cottage. Rent £140 per annum.—For full particulars, apply to Messrs. **GUDGEON & SONS, Estate Agents, Winchester.**

UPPER THAMES.—To be LET, in a rural, pleasant, open, healthy position, facing the Common of an old-world village, half-a-mile from the river, above Shillingford, an ugly Modern detached HOUSE, with new garden ground of nearly an acre, and good stabling, equally ugly. Seven bedrooms, three sitting rooms, ground floor office. Orchard and extra land if required. Worth £100 a year if less suburban looking, but will be let for £50. Post and telegraph office in village; Roman Catholic Chapel at Dorchester one-and-a-half miles; Wallingford Town and Station three miles.—To view, apply to the owner's gardener, **G. TROUGHTON**, close to the premises, Warborough, Wallingford. No letters answered. No agents wanted.

HOLY ISLAND (Northumberland).—To LET, Furnished, for the month of June, the **MANOR HOUSE**, containing seven bed and three reception rooms, besides servants' accommodation; good stabling, etc. Post and telegraph office close at hand. Splendid harbour for yachts, and excellent sea fishing.—For further particulars, apply to Mr. **BOLAM, Land Agent, Berwick-on-Tweed.**

GUERNSEY.—For SALE, owing to sudden death of owner, a valuable PROPERTY, consisting of about two acres of land, on which stand seven large greenhouses, one lean to 500ft. by 21ft.; three span houses, 180ft. by 45ft.; three span houses, 200ft. by 24ft.; abundance of water and connection with waterworks; Otto gas engine and all appurtenances complete. The whole in excellent order. Vines, etc., in full bearing. A large business now being carried on with the produce. Also to be Sold, separately or with above, a plot of land adjoining, facing the sea, admirably adapted for house and garden.—Apply to Messrs. **ALEX. H. TURNER & Co., Woking**; or to Mr. **J. H. PARSONS, Market Street, Guernsey.**

SUNNY HEREFORDSHIRE.—For SALE, a valuable RESIDENTIAL ESTATE, with conveniently-arranged House suitable for a large family. Fine lofty rooms. Hot and cold water bath, lavatory, and w.c.'s, farmery, and something over 70 acres of rich pasture and orchard lands; walled and kitchen gardens and greenhouses; superior stabling, quite ample for a hunting gent; coach-houses, harness rooms, and kennels, and every convenience of a well-appointed Country Residence; lodge entrance and other cottages for employes; quite adjacent to church, village, and post-office; on a capital road, and within two miles of a good market town. The Estate is prettily studded with fine specimens of conifers and timber trees, and beautifully supplied with water. The neighbourhood is charming. A salmon river is near, and several packs of hounds hunt the district.—Photo, particulars, and price from **F. C. ROSEDALE, Ross-on-Wye.**

NORTH WALES (three miles above Dolgelly, and close to G.W.R. station).—To LET, Furnished, for the summer months, "Rhaeadr Wnion," a well-built COUNTRY HOUSE, with good garden, and about ten acres of wood and meadow land. Two good reception rooms, four bedrooms, dressing room, kitchen, and servants' rooms; stabling and coach-house. The House is in the midst of magnificent scenery, and with superb views of Cader Idris and the Wnion Valley. Trout fishing in the River Wnion which bounds the Estate. Terms, including use of cow, horse, and carriage, at £7 7s. od. per week, for an agreed term.

TO LET, charming old FARM-HOUSE, modernised, in lovely country, 30 minutes from Town, G.W.R.; ten bedrooms, dining and drawing rooms, square hall, servants' sitting room, bathroom, prettily decorated; drainage and water good; stabling for six, pretty old garden, well stocked. Three-and-a-quarter miles Maidenhead, six Windsor, six Ascot. Shooting can be rented. Rent £50 per annum. No rates and taxes, small premium, to include fixtures, loose boxes, etc.—**MARTINEAU, White Waltham, Maidenhead.**

TELEPHONE No.
3511 GERRARD.

MESSRS. LUMLEYS, LTD.,

(E. & H. LUMLEY. Established 1853.)

Offices: ST. JAMES'S HOUSE, 22, ST. JAMES'S STREET, S.W.

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of Landed and Sporting Estates, Country Properties,
Furnished and Unfurnished Residences, Shootings, and
Fishings. Free by post for three stamps.



NORFOLK (within four miles of the Yarmouth Golf Links, and one mile from a station).—To be LET, Furnished, for a term of years, together with 1,400 acres of shooting, the above excellent RESIDENCE, containing eighteen bed and dressing rooms, five reception rooms; stabling for nine; 1,400 acres of partridge shooting; pheasants have been reared to kill about 800, and a large bag of rabbits.—Rent and full details of Messrs. LUMLEYS, LTD., of St. James's House, 22, St. James's Street, S.W.

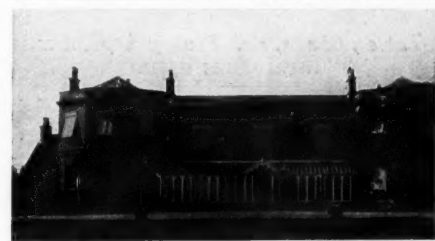
NORTHAMPTONSHIRE.—A genuine old MANOR HOUSE to be SOLD. Excellent neighbourhood, and fine hunting with the Pytchley, Grafton, Bicester, and Warwickshire packs. Four reception rooms, thirteen bedrooms, bathroom, good offices; large grounds; stabling for ten. Price £7,000.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W.

SUSSEX.—To be SOLD, one of the most perfect little PROPERTIES in England; a beautifully designed and decorated Residence, with a model little Estate in the heart of beautiful country, having every modern convenience and attraction; a well-proportioned House, containing fourteen bedrooms, four reception rooms, and billiard room; electric light; beautiful grounds and gardens; model farm of about 80 acres of land. Freehold to be SOLD.—Price on application to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W.



SUFFOLK (near Eye and Stowmarket).—To be SOLD, either as a whole or in parts, a capital ESTATE of about 760 acres of arable pasture land, about 100 acres of which are copyhold, the residue Freehold, together with a capital modern Country Residence, standing in a park, and containing sixteen bed and dressing rooms, four reception rooms, and excellent offices, with commodious stabling, cottage and other buildings; nicely laid-out pleasure grounds with walled kitchen gardens. The Estate is divided into nine large and small farms, all with excellent houses and farm buildings. There are in all eighteen cottages and three larger houses, and a total rent roll of about £700 per annum. Near to church, post-office, and village, and five miles from golf links. The Residence and home farm (about 120 acres) might be sold separately.—Detailed particulars of Messrs. FAIRBROTHER, MORANT & CO., Estate Offices, 26, Queen's Road, Brighton; and of Messrs. LUMLEYS, LTD., of St. James's House, 22, St. James's Street, S.W. (33,314.)

HAMPSHIRE (right in the lovely New Forest).—To be SOLD, a nice Modern RESIDENCE, commanding beautiful views, approached by a carriage drive, and standing in eleven acres of ground, containing nine bedrooms, bathroom, three reception rooms, etc.; stabling for six. A fine sporting neighbourhood. The property has forest rights, an important consideration. Freehold, £3,500.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W.



GLOUCESTERSHIRE (near Cirencester).—To be LET, Furnished, for a year, the above attractive stone-built RESIDENCE, exceptionally well furnished, standing high, and containing fourteen bed and dressing rooms, four reception rooms, hall, billiard room, complete domestic offices. First-class hunting stables (ten loose boxes), beautiful gardens and grounds, with kitchen garden, orchard, hot-houses, etc., in all about seven acres. Hunting with Lord Bathurst's, V.W.H. Duke of Beaufort's, and the Cotswold. Golfing half-a-mile distant. Polo three days a week. 30 acres of park-like land could be had.—Full details of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (34,001.)

SALES BY AUCTION.

MESSRS. E. & H. LUMLEY have the following Tuesdays set aside during 1901, at the Mart, Tokenhouse Yard, Bank of England. It is advisable that early intimation be given for including PROPERTIES. Terms on application.

Tuesday, June 4	Tuesday, Aug. 13
Tuesday, June 18	Tuesday, Oct. 15
Tuesday, July 2	Tuesday, Nov. 12
Tuesday, July 23	Tuesday, Dec. 10

Any other dates can be arranged.

St. James's House, 22, St. James's Street, S.W.

By order of the Executors of the late Mr. Rowland Smith.—Preliminary announcement of the Sale by Auction of "The Redoubt," Kingswear, Dartmouth, a substantially-built and well-arranged Marine Residence, with pleasure grounds, woods, and paddocks, extending in all to about ten acres, situate on an eminence about 350ft. above the sea, commanding magnificent views. The House contains twelve bed and dressing rooms, bathroom, four reception rooms, with good stables, laundry, etc. The walls and remains of an ancient fort form a picturesque object in the pleasure grounds, which are adorned with conifers and other trees, and intersected with sylvan paths of great beauty. Messrs.

E. & H. LUMLEY are instructed to offer by AUCTION, at the Mart, Tokenhouse Yard, London, on Tuesday, July 2nd, 1901, at 2 o'clock precisely (unless in the meantime sold privately), this very choice and attractive Freehold RESIDENTIAL PROPERTY, forming one of the most admirably-placed Residences for yachting and residential purposes it is possible to meet with.—Detailed illustrated particulars may be obtained (when ready) of Messrs. MOODY & WOOLLEY, Solicitors, 20, Corn Market, Derby; and of the Auctioneers, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W.



ON THE BANKS OF THE THAMES (Oxfordshire).—To be LET, Furnished or Unfurnished, a lovely old-fashioned RESIDENCE, standing in well laid-out gardens and grass land, containing nine bed and dressing rooms, etc.; stabling for three; private landing-stage, boats, etc. Near church, and within a few minutes of a station whence London can be reached within an hour by a good service of trains.—Apply Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (32,453.)

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